



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, August 13, 2025
5:30 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

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

NEW BUSINESS

2. Introduction of **Hilary Rottmann** from **Vandewalle & Associates, Inc.**
- 3. ZBA 2025-015: Public Hearing for a Variance** request to waive the requirement for perimeter landscaping and setback of a parking expansion located at **13548 Metric Road** (PIN: 04-16-351-008).
[Applicant: Austin Bunge representing Mark's Auto Service]
- 4. ZBA 2025-016: Design Review** for Approval of an **Accessory Storage Structure and Signage** located at **5063 Edgemere Court** (PIN: 04-28-353-008).
[Applicant: Todd Henning, Rock Cut Ebikes]
- 5. ZBA 2025-017: Public Hearing** for a **Map Amendment from the CR: Retail and Service Commercial District to the R1: Single Family Residential District** for properties commonly known as **12052 Joncey Drive** (PIN: 04-28-477-005) and **12126 Joncey Drive** (04-28-477-004).
[Applicant: Amy Silvestri representing McCurdy Family]
- 6. ZBA 2025-018: Review** of a **Replat** for the properties commonly known as **12052 Joncey Drive** (PIN: 04-28-477-005) and **12126 Joncey Drive** (04-28-477-004). - No action needed
[Applicant: Amy Silvestri representing McCurdy Family]
- 7. ZBA 2025-014: Public Hearing** for a **Text Amendment** revising the Village of Roscoe **Zoning Ordinance Sec. 15-175. Land divisions and Article III Residential District Regulations** of the Village Code of Ordinances.
- 8. ZBA 2025-019: Public Hearing** for a **Text Amendment** revising the Village of Roscoe **Zoning Ordinance Article VII of Chapter 155 relating to Accessory Structures and Accessory Buildings** of the Village Code of Ordinances.

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

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, June 11, 2025 5:30 PM

CALL TO ORDER

Chairman Butera called the meeting to order @ 5:33 pm.

ROLL CALL

PRESENT

Chairman Richard Butera
Member Melissa Smith
Member Teresa Skridla
Member Ryan Swanson
Member Carla Jorgenson

ABSENT

Member Laura Baluch
Member Daniel Spinazzola

Village Administrator Josef Kurlinkus

Village Clerk Kimberly Garza

APPROVAL OF MINUTES

- 1. Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **May 14, 2025.**

Chairman Butera asked for a motion for the Approval of the Minutes from May 14th, 2025.

ZBA Member Swanson would like some of the minutes amended. He stated some typos that he would like to be taken out. ZBA Member Skridla wants to add in the rent for the PUD Plan for the Anthony Pipitone Property.

Motion to Approve the Minutes was made by ZBA Member Swanson, second by ZBA Member Smith. Voting yes: ZBA Members Butera, Smith, Jorgenson, Swanson, Skridla 5-0-2.

NEW BUSINESS

No new business.

OLD BUSINESS

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

[Applicant: Anthony Pipitone]

ZBA Member Swanson Notified the Board that he would need to abstain from discussion and voting on this matter as he works for Arc Design, which is the firm providing engineering services for this project. He is with his business partner that is online this evening Jeff Linkenheld. Mr. Pipitone is not here this evening due to a family emergency.

Mr. Swanson is from Arc Design Resources stated that the project was held over from last meeting on May 14th, 2025, so the Board could get more acquainted with the project.

He stated that this allowed him to have a meeting with the staff to go over the design issues, such as architectural designs. There is an updated report.

Mr. Swanson stated that there were concerns from the public about safety around the Quarry. Mr. Pipitone has added a six-foot privacy fence along the North Property Line to give a buffer and keep people out of the Quarry.

Mr. Swanson stated that there were concerns about the recreational path, they will not be proposing an extension to the path through this development at this time. The paths current layout follows the public street and is consistent with other ancillary roads that lack sidewalks.

The proposed design includes significant green space and detention areas, along with new landscaping on the frontage, new street trees, and landscaping at the back of the structures all to be maintained by the owner.

Mr. Kurlinkus Village Administrator stated that he went back into the older records and found a letter back from 1998 when this whole development first started explaining that the original developers, Mr. Gillig requested an exception to Village code for an 8-foot recreation path instead of sidewalks on both sides. The path, approved in 1998-1999, is maintained by the homeowner's associations (HOA) but has a recorded public easement for public use.

Internal Roadways: Driveway and Internal paved areas within the development function as private access points to units, not public streets, and will be maintained by the owner. (Including plowing and shoveling)

Application Details: The presentation was for the approval of a tentative and final plat of Prairie Garden Plat Number Three which involves combining 13 existing parcels into one. Staff confirmed that minor text updates are needed but there are no substantial concerns preventing approval.

Motion was made to send to the Village Board for a recommendation for approval of a Planned Unit Development.

Motion was made by ZBA Member Skridla, seconded by ZBA Member Smith. Voting yes: Butera, Smith, Skridla. Voting no Jorgenson. Abstain Swanson 3-1-1

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

Approval of a Tentative and Final Plat of Prairie Garden Plat No. 3

Mr. Swanson abstained from discussion and voting of this item.

Mr. Hoier From Vanderwall and Associates explains that this is the same Development as the PUD. He stated that this is 13 different parcels that the applicant would like to combine into one parcel. this property fits all of the dimensional standards for the district in which it's zoned as.

Brandon Boggs Village Engineer states there are some minor comments and texts that need to be completed as part of the full plat approval, but nothing preventing staff from recommending approval of the tentative and final Board approval before recording at the Winnebago County Recorder's Office.

Motion was made for an Approval of a Tentative and Final Plat of Prairie Garden Plat No. 3.

Motion was made by ZBA Member Skridla, second by ZBA Chairman Butera. Voting yes: ZBA Members Smith, Skridla, Butera. Voting no: ZBA Member Jorgenson Abstain ZBA Member Swanson 3-1-1.

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

Chairman Butera asked Mr. Hoier for a review of the amendment of Article III Residential District Regulations of Chapter 155 (Zoning Regulations and Chapter 154 - Subdivision Regulations) of the Village Code of Ordinances.

"New Residential attached Zoning District" creation of a new district for low-density single-family homes (e.g., Townhomes), drawing standard from other municipalities like Mount Prospect and Belvidere.

Architectural Design Standard Cleanup "Garage Protrusion:" A stipulation that the entirety of the garages cannot protrude farther than the main plane. of the house, aiming to eliminate "Snout House" designs and improve architectural aesthetics.

"Decorative Trim:" Requirements for more scrupulous use of trim (e.g., 6- inch trim) around windows, doors, and garage doors to enhance facade articulation and prevent a "Sea of beige appearance".

"Private Outdoor Space:" Each townhome unit in the new district would be required to have a minimum of 100 square feet of private outdoor space (yard and patio). This would be the first main thing that this Ordinance amendment would do.

Second Minor Land use Regulations Modification amendments to the subdivision chapter to allow the Village to process minor land divisions of up to four units (similar to a certified survey map process in Wisconsin). This would provide a shortened review process, by passing the full tentative and final plan process required for larger subdivisions.

Minor land Division Details: This simplified process would apply to all property types (Commercial, Residential), not just the new residential attached district.

Concerns were raised about potential successive subdivision, with the suggestion of implementing a "Shot Clock" (e.g., limiting divisions to once every five years) similar to practices in other areas.

The Chair expressed that minor land division, despite the name, are significant enough to warrant review by the board with staff input, rather than solely administrative staff review.

Mr. Kurlinkus stated this amendment would give the Village more control over land splits, as the county currently approves divisions that can result in non-conforming parcels, and these splits typically do not involve new public streets or utilities.

Mr. Kurlinkus clarified that this discussion was a feedback session, not a formal public hearing. The proposed amendments would be refined based on this feedback published and then brought back to the ZBA board for a formal public hearing and vote before proceeding to the Village Board.

Board members were assured they could make inquiries to staff privately; with discussions eventually being made public.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Village Trustee Mike Sima spoke as a member of the public welcoming Carla Jorgenson to the Zoning Board; he also thanked the board for taking the time to ask questions and not making any rush decisions.

There were four members from the Board that were present this evening and they are in full support of the ZBA Board.

ADJOURNMENT

Chairman Butera made a motion to Adjourn the meeting.

Motion was made by ZBA Member Swanson, second by ZBA Member Skridla. Voting yes: Jorgenson, Smith, Skridla, Swanson, Butera 5-0-0.

Adjourn the meeting at 6:37 pm.

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 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.

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 _____

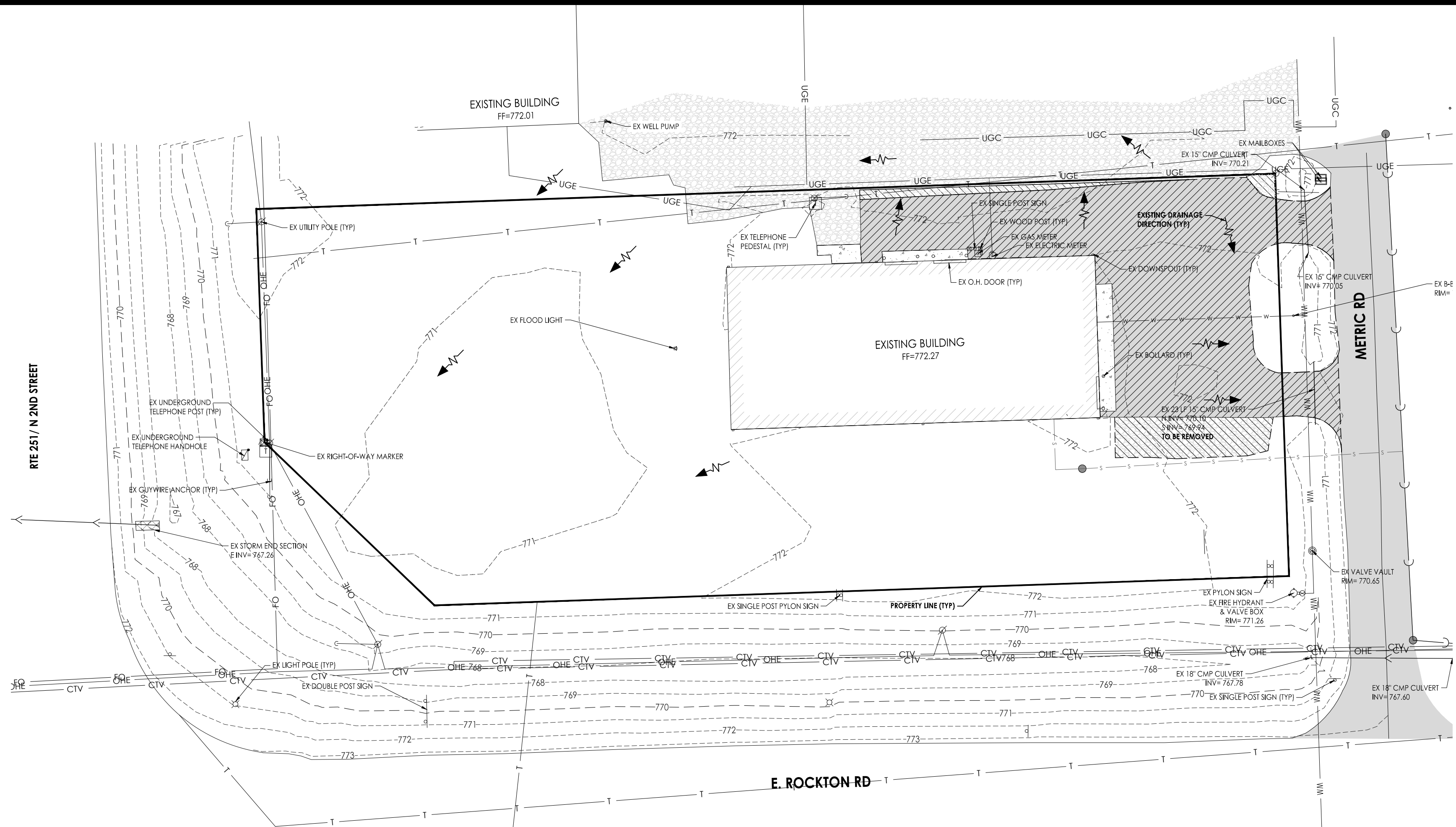
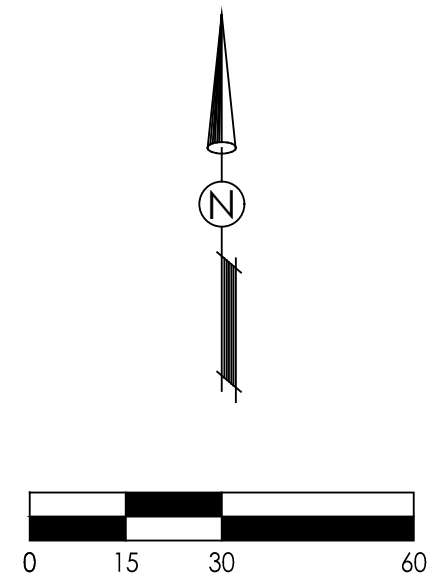
Receipt Number _____

Newspaper _____

Date Hearing Scheduled _____

Date Legal Posted _____

Staff Signature / Date

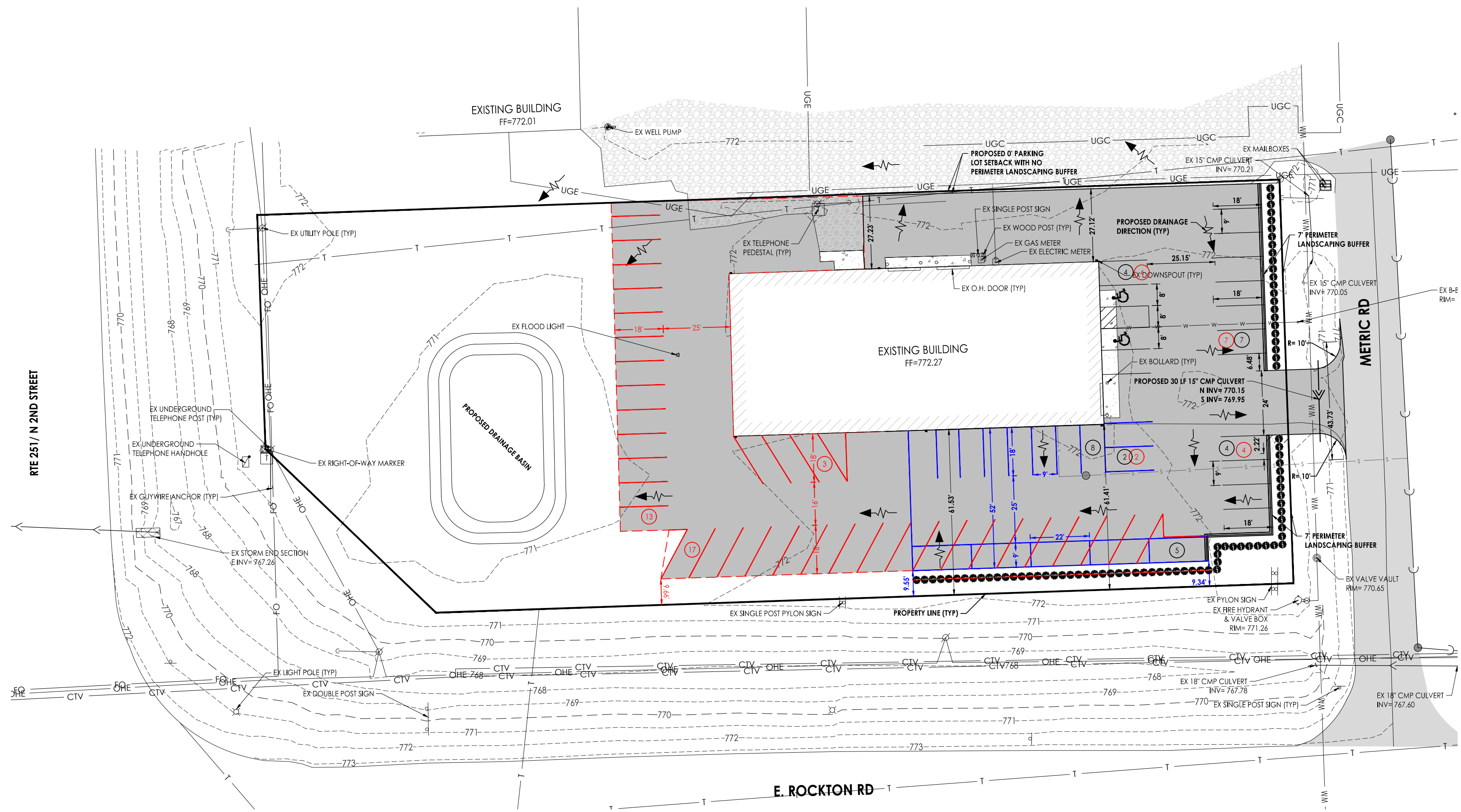


EXISTING CONDITIONS

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
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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.

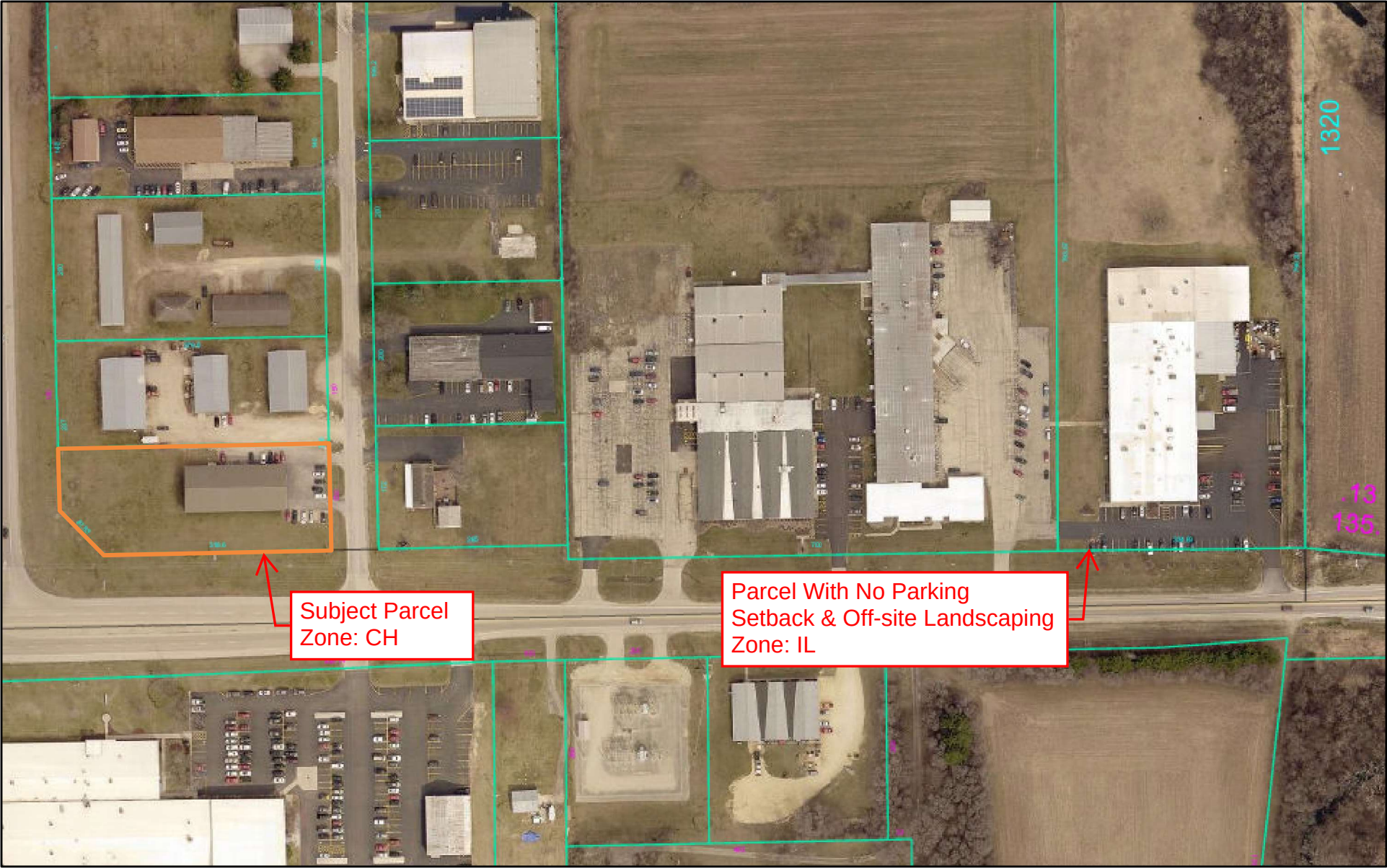
On the northern portion of the site, the client is seeking to pave a part of the parking lot that was already compacted aggregate, as well as a very small amount of grass covered area. The northern edge of the site currently functions as a shared gravel lot with the adjacent northern neighbor. Enforcing 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.

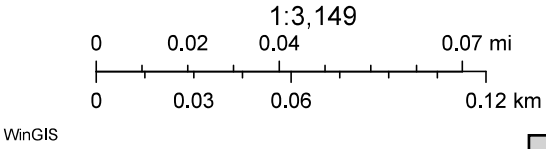
For these reasons, we respectfully request a variance to reduce the required setback and perimeter landscaping requirements to accommodate the proposed improvements as well as the existing features of the site. Granting this variance would alleviate an undue hardship on the business and allow it to continue 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:

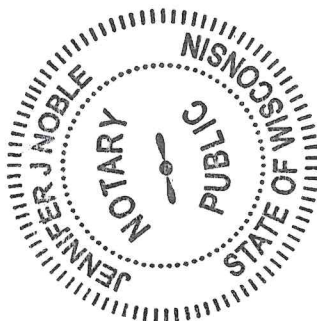
gareu

Subscribed and sworn to before me
 this 29th 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 2025-016

Applicant: Todd S. Henning, Rock Cut E-Bikes

Location: 5063 Edgemere Court

Requested Action: Approval of Design Review for an accessory storage structure and signage at 5063 Edgemere Court.

Existing Use: Multi-Tenant Commercial

Proposed Use: Multi-Tenant Commercial

Existing Zoning: Commercial – General (CG)

Adjacent Zoning:

North: CG (contiguous)

East: CH (contiguous)

South: CG (contiguous)

West: CG (contiguous)

Description: Rock Cut E-Bikes, a tenant within the multi-tenant commercial building at 5063 Edgemere Court, is seeking additional space through the installation of an accessory structure to store bicycles and other products due to limited capacity in its existing brick-and-mortar location.

To meet the identified need, the applicant proposes installing a 20'x 8' x 8' shipping container with a 16-foot wide overhead door. This container will serve as an active rental hub where customers and staff can pick up or drop off bikes. This structure is intended for customer interaction and is not designed as a truck loading area. This additional rental hub concept is inspired by similar setups at Perryville Path and Porter Park, and rentals will be managed directly from the tenant's existing store within the shopping center. Should the applicant wish to expand the size of the accessory structure in the future, the revised structure must undergo review and approval through the design review process.

The accessory structure will feature dark horizontal siding designed to match the existing storefront, along with complementary signage that is half the size of the primary sign maintaining a unified architectural appearance.

Staff Review: The proposed location for the container has been approved by the property owner, complies with all bulk requirements of the applicable zoning district, and is positioned to avoid interference with vehicular access, on-site parking, and pedestrian circulation. No utility conflicts have been identified at the proposed location. The use is directly related to the tenant's business operations and is intended to support their continued growth.

	Setback (Front)	Setback (Sides)	Setback (Rear)	Lot Coverage	Height
CG Standard	20 feet min	10 feet min	10 feet min	60% max	45 feet max
Proposal	60 feet	65 feet (N) and 320 feet (S)	290 feet	13%	8 feet

The proposal meets all CG district's bulk requirements, as stated in the above table.

Staff Recommendation: Staff recommends approval of the Design Review for a 160-square-foot accessory structure and associated signage within the CG (General Commercial) District for the property located at 5063 Edgemere Court in the Village of Roscoe, subject to the following conditions:

1. The applicant shall install the materials that have been reviewed and approved by the Zoning Board of Appeals.
2. The proposed signage shall maintain visual consistency with the primary business signage and shall not exceed 50% of the primary sign's total area.
3. The applicant shall obtain all necessary building permits.



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

DESIGN REVIEW APPLICATION

ADDRESS OF PROPERTY: 5063 Edgemere court
PIN: _____ TOWNSHIP Roscoe
EXISTING USE: open lot, Grass area
PROPOSED USE: Add container for use with E-bike Rentals
APPLICANT(S) NAME: Todd S. Henning
ADDRESS: 11998 Tiger trail
CITY: Rockton STATE: il ZIP: 61072
EMAIL: todd@rockcutebikes.com PHONE: _____ CELL: [REDACTED]
OWNER(S) NAME: Fati Muxha
ADDRESS: Uskana Hospitality Group [REDACTED]
CITY: ? STATE: ? ZIP: ?

ATTACHED THE FOLLOWING TO THIS APPLICATION:

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

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

APPLICANT(S) SIGNATURE

[REDACTED SIGNATURE]

2-8-25

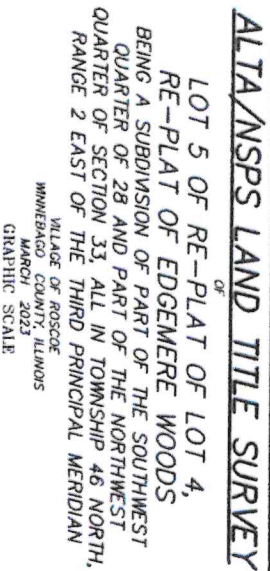
FOR OFFICE USE ONLY:

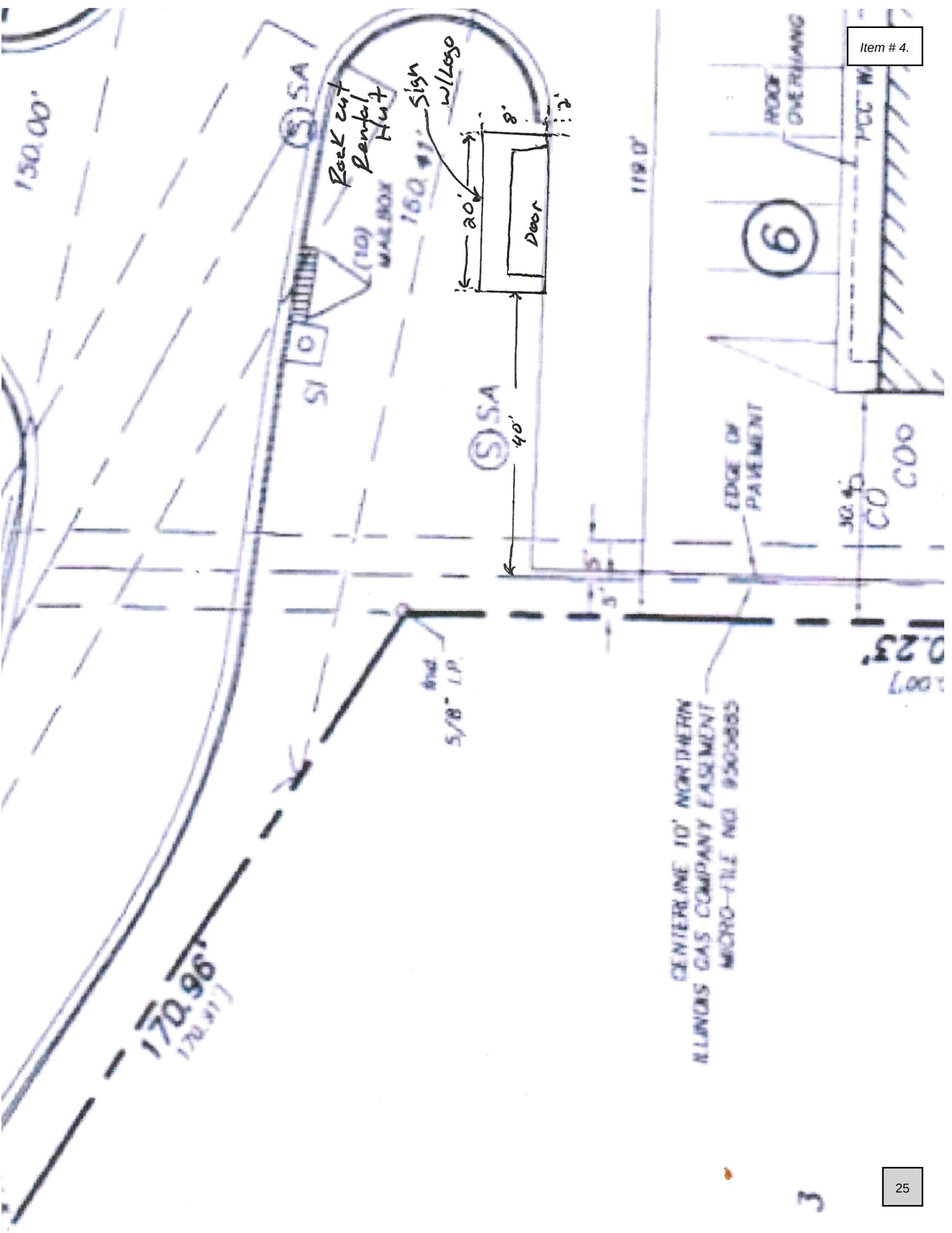
DATE FILED: _____ ZBA DATE: _____

APPROVED/DENIED

ZONING ADMINISTRATOR











It is our intention to utilize this storage container as a spot for our "Rock Cut Rental Hut". This will be a working arm of our current store front, and will provide on-site area for us to send out, & receive our rental units. It will also provide visibility for this project. The hope is to bring in and connect people to and in our community. To provide a reason to come and spend time right here in our area. Making allegiance with other Stateline community partners to provide points of interest along the way. Restaurants, Ice cream, Dog treats, drink specials, Art galleries to ceramics, all offering discounts, and services to anyone riding our e-bikes! Creating fun for the whole family!!!

It is our future goal, and original reason to start now to show proof of concept when the plans for connection at Porter park, and the Perryville path finally happen, we want to be right there connecting everyone to our great Town of Roscoe!

Thank you for your consideration. We believe Rock Cut E-bikes is a strong attraction for families to poke around our town, and connect to our neighbors. We look forward to working together.

Todd S Henning

2nd choice

Date: 7/08/2025 - 6:33 PM
Design ID: 324959055887
Estimate ID: 79212
Estimated Price: \$6,042.54

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Item # 4.

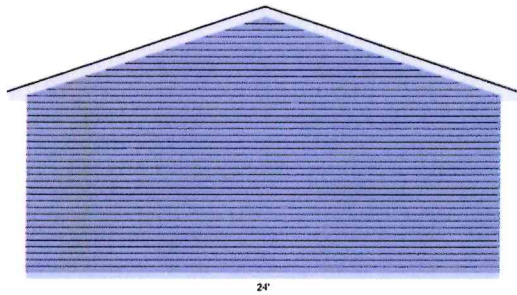
Design & Buy™

GARAGE

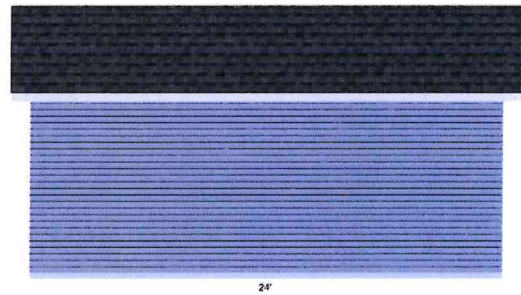
Dimensions

Wall Configurations

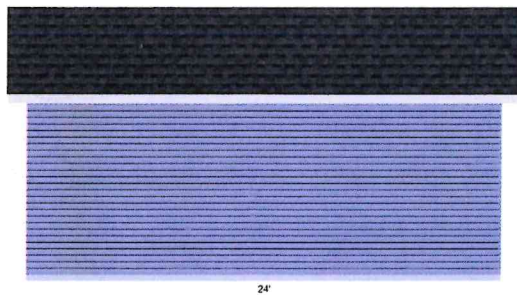
*Some items like wainscot, gutter, gable accents, are not displayed if selected.



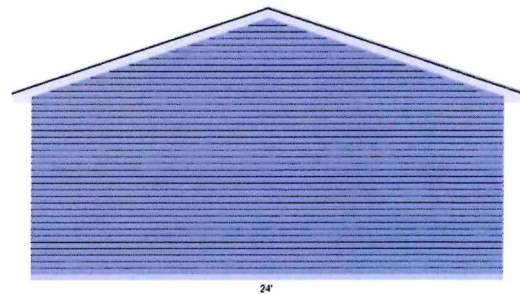
ENDWALL B



SIDEWALL D



SIDEWALL C



ENDWALL A

For other design systems search "Design & Buy" on Menards.com

Page 3 of 9

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Materials

Building Type

Building Location Zip Code: 61073
Building Type: Gable

Building Info

Building Width: 24'
Building Length: 24'
Building Height: 8'
Wall Framing Stud: 2 x 4
Roof Framing: Truss Construction (Sealed truss designs available on request)
Truss Type: Common (24" on center spacing)
Roof Pitch: 4/12 Pitch
Eave Overhang: 12"
Gable Overhang: 12"
Curb: Poured Curb
Curb Height: 4"
Foundation Type: Poured
Building Plan: No I do not need a Building Plan

Wall Info

Siding Material Types: Vinyl
Vinyl Siding: ABTCO® Cedar Creek™ Double 4 Dutchlap, Color: Slate
Vinyl Corner Trim Color: Slate
Accent Material Type: None
Wainscot Material Type: None
Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap: Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents: None

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type: Architectural Shingle

For other design systems search "Design & Buy" on Menards.com

Page 4 of 9

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Architectural Roofing:	Atlas Castlebrook™ Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Weathered Wood
Roof Underlayment:	VB Shield Synthetic Roofing Underlayment 48" x 250' (1000 sq. ft.)
Ice and Water Barrier:	None
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	None
Ridge Vent:	None
Roof Vents:	None

Openings

Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count

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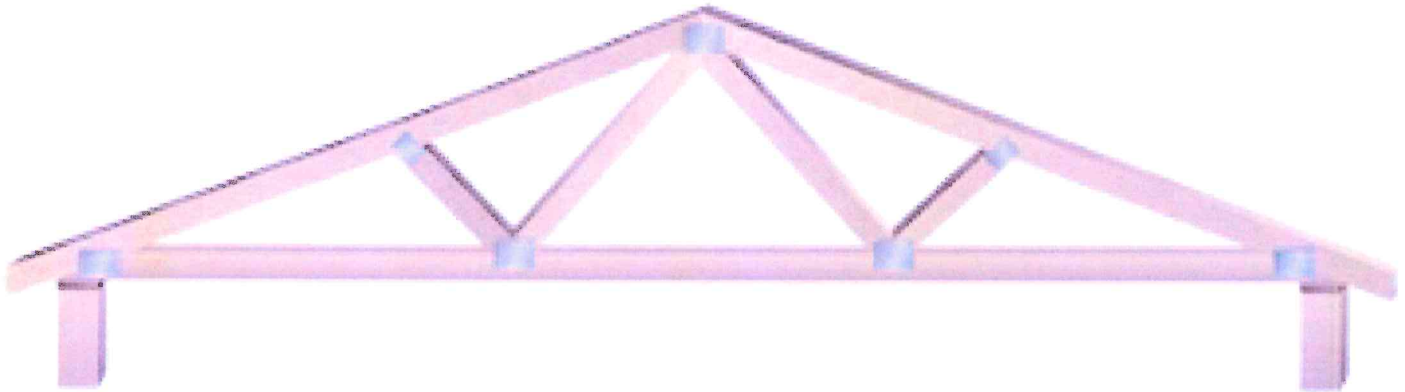
Item # 4.

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Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



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Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates are calculated based on approximate plate heights of 97", 109", 121" and 145".
- STEEL LENGTHS if selected should be verified prior to purchase.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

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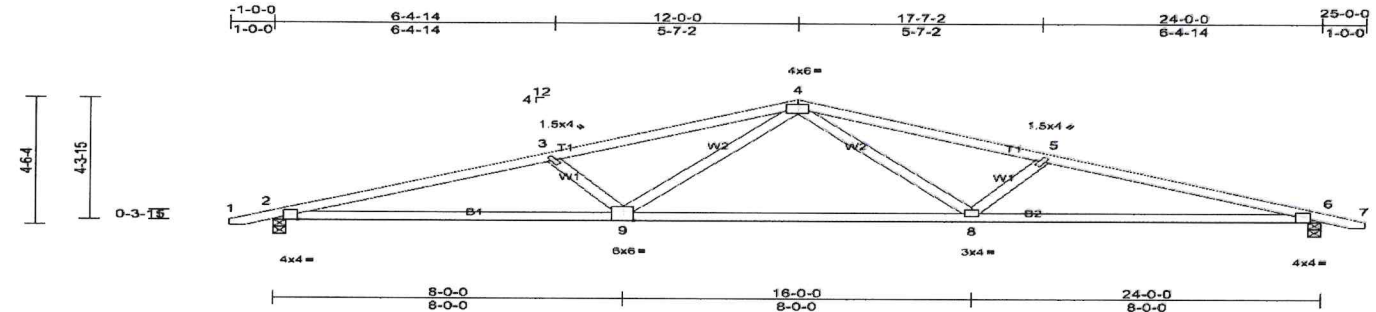
Item # 4.

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GARAGE

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTRVA0016368	T1	COMMON	11	1	
Midwest Manufacturing, Eau Claire, WI					

Run: 8/8/2024 5:02:12 PM Print: 8/8/2024 5:02:12 PM MITek Industries, Inc. Fri Aug 23 10:06:08
ID: MdrkAp9Y9I7 lqQSLDlMbymEex-qW3SA6aR1pT8vZ21HmLkHA70G 6vTacYqw7Mz2y7t



Scale = 1:47.8

Plate Offsets (X, Y): [9:0-3-0, Edge]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.61	Vert(LL)	-0.18	8-15	>900	240	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.68	Vert(CT)	-0.32	8-15	>900	180	
TCDL	7.0	Rep Stress Incr	YES	WB	0.37	Horz(CT)	0.08	6	n/a	n/a	
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-MS							
BCDL	10.0										

Weight: 77 lb FT = 15%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
WEBS 2x4 SPF Stud

BRACING
TOP CHORD
BOT CHORD

Structural wood sheathing directly applied or 2-11-1 oc purlins.
Rigid ceiling directly applied or 10-0-0 oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer installation guide.

REACTIONS (lb/size) 2=1130/0-3-8, (min. 0-1-14), 6=1130/0-3-8, (min. 0-1-14)
Max Horiz 2=-56 (LC 15)
Max Uplift 2=-113 (LC 10), 6=-113 (LC 11)
Max Grav 2=1189 (LC 2), 6=1189 (LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-2725/400, 3-4=-2441/355, 4-5=-2441/355, 5-6=-2725/400
BOT CHORD 2-9=-321/2551, 8-9=-166/1687, 6-8=-321/2551
WEBS 4-9=-64/863, 3-9=-559/175, 4-8=-64/863, 5-8=-559/175

JOINT STRESS INDEX
2 = 0.86, 3 = 0.51, 4 = 0.68, 5 = 0.51, 6 = 0.86, 8 = 0.80 and 9 = 0.74

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCCL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCCL: ASCE 7-10; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-05-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 113 lb uplift at joint 2 and 113 lb uplift at joint 6.
- This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R502.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Date: 7/08/2025 - 6:33 PM
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GARAGE

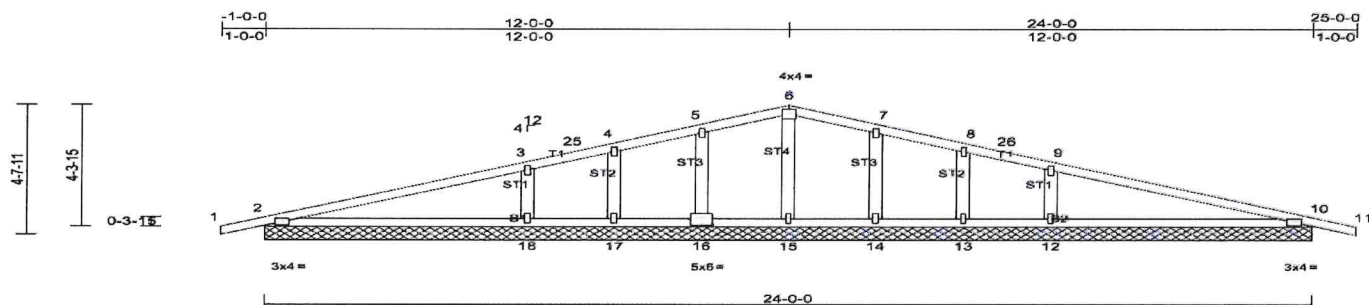
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0912661	T1E	COMMON	2	1	

Midwest Manufacturing, Eau Claire, WI

Run: 8.8 S 0 Feb 12 2024 Print: 8.800 S Feb 12 2024 M-Tek Industries, Inc Mon Jun 23 14:39:56

Page: 1

ID: lqfdrvWTpFW5fWDSZ0xDeTz81Jv-Esw7hBqE8fRbTjGLL2insAyV1ezfJ2dWAOQjR8z3N5n



Scale = 1:47.8

Plate Offsets (X, Y): [16:0-3-0,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCCL (roof)	20.0	Plate Grip DOL	1.15	TC	0.28	Vert(LL)	n/a	-	n/a	999	MT20
Snow (Ps/Pg)	20.8/30.0	Lumber DOL	1.15	BC	0.24	Vert(CT)	n/a	-	n/a	999	197/144
TCCL	7.0	Rep Stress Incr	YES	WB	0.07	Horz(CT)	0.00	10	n/a	n/a	
BCCL	0.0	Code	IRC2015/TPI2014	Matrix-MS							
BCDL	10.0										

Weight: 80 lb FT = 15%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x4 SPF Stud

BRACING
TOP CHORD
BOT CHORD

Structural wood sheathing directly applied or 6-0-0 oc purlins.
Rigid ceiling directly applied or 10-0-0 oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS All bearings 24-0-0.

(lb) - Max Horiz 2=57 (LC 14), 19=57 (LC 14)
Max Uplift All uplift 100 (lb) or less at joint(s) 2, 10, 12, 13, 14, 16, 17, 18, 19, 22
Max Grav All reactions 250 (lb) or less at joint(s) 13, 15, 17 except 2=255 (LC 1), 10=255 (LC 1), 12=486 (LC 22), 14=253 (LC 22), 16=253 (LC 21), 18=486 (LC 21), 19=255 (LC 1), 22=255 (LC 1)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 3-18=-316/136, 9-12=-316/136

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10: Vult=115mph (3-second gust) Vasd=91mph; TCCL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCCL: ASCE 7-10; Pr=20.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Ps=20.8 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 20.8 psf on overhangs non-concurrent with other live loads.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 10, 16, 17, 18, 14, 13, 12, 2, 10.

LOAD CASE(S) Standard

Date: 7/08/2025 - 6:33 PM
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Estimate ID: 79212
Estimated Price: \$6,042.54

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How to recall and purchase your design at home:



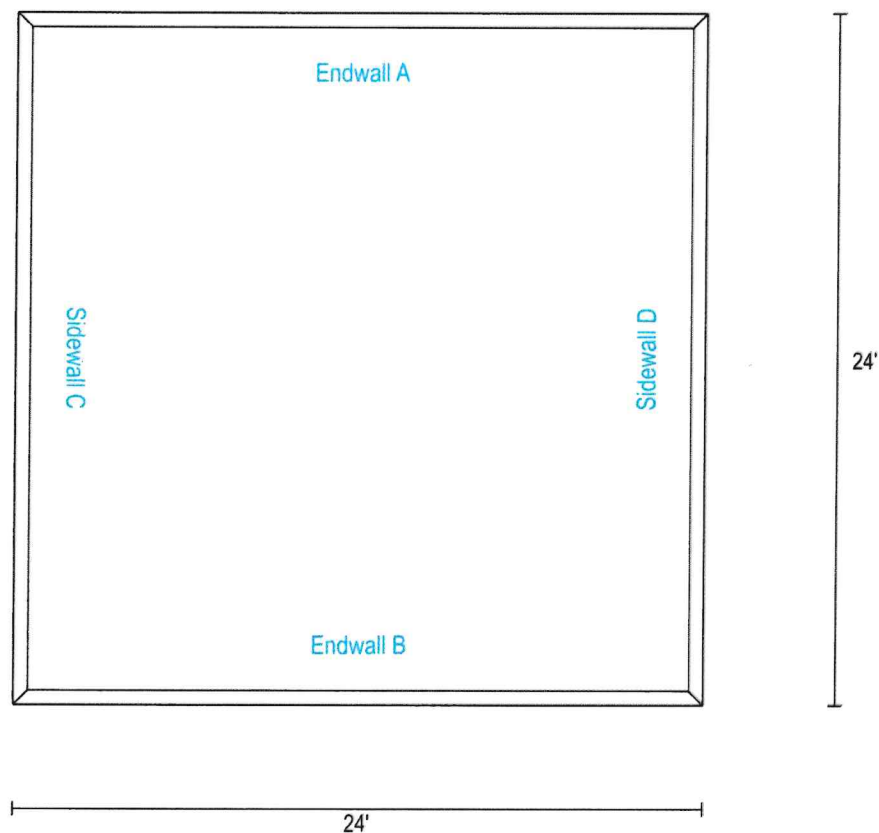
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 324959055887
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 324959055887 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



For other design systems search "Design & Buy" on Menards.com

Page 1 of 9

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Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.







470 Broadwing Dr. Fairview, TX 75069
(815) 980-1971
contact@uskanahg.com
www.fairviewfarmers.com
www.jessicas-restaurant.com

Jul 20, 2025

To the Township of Roscoe:

My name is Fati Mixha, owner of Uskana Hospitality Group and the property located at 5091 Edgemere Ct. in Roscoe, Illinois. I am writing to formally express my approval of Todd Henning's request, on behalf of Rock Cut E Bikes, to place a container unit on our property.

This approval is granted with the understanding that the container installation will fully comply with all township requirements and aesthetic standards. It is important to me that the container be visually appropriate for the area and not present an eyesore. Additionally, my approval is contingent on the container matching the description and visual concept previously shared by Mr. Henning.

Should any aspect of the container differ significantly from what has been proposed, or fail to meet the township's expectations, I reserve the right to revoke this approval.

Thank you for your attention to this matter. Please feel free to contact me directly should you require any additional information.

All the best,



Fati Mixha
The Mixha Family
Owners - Uskana Hospitality Group







Zoning Board of Appeals Meeting of August 13, 2025

Application No. ZBA 2025-017

Applicant: Amy L. Silvestri

Location: 12052 Joncey Dr (04-28-477-005) and 12126 Joncey Dr (04-28-477-004)

Requested Action: A zoning map amendment to change the zoning of the subject properties from CR to R1

Existing Use: Vacant Land

Proposed Use: Single Family Residential

Existing Zoning: CR (Retail and Service Commercial)

Adjacent Zoning:

North: R1

East: CR (contiguous) and R1

South: RR (Roscoe Township)

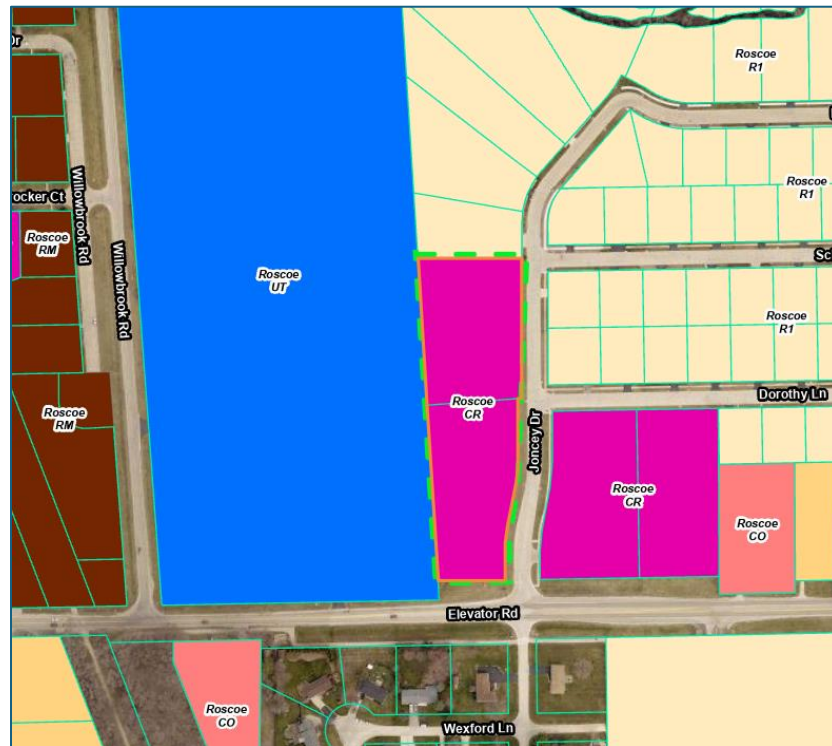
West: UT

Description: The applicant is requesting a zoning map amendment for the lots at 12052 Joncey Dr (04-28-477-005) and 12126 Joncey Dr (04-28-477-004). This would change two lots in the Kinnikinnick Creekside plat from CR (Retail and Service Commercial) zoning to R-1 (Single Family Residential) zoning. The two existing lots are currently vacant.. The rezoning would redesignate the two parcels for residential development, based on the R-1 (Single Family Residential) Zoning District standards, as shown below in the table below:

	District Standards
Lot Size	9,500 square feet
Lot Width	75 linear feet
Lot Depth	125 linear feet
Front Setback	30 feet
Side Setback	10 feet
Rear Setback	30 feet

Immediately following the rezoning, the ZBA will consider a proposed land division in conformance with the Single Family Residential Zoning District for the subject property.

Zoning Map Excerpt - Subject property is outlined in green



Staff Review: The proposed Zoning Map Amendment would allow for the future division of the two larger lots into six smaller lots accommodating single family residences. R-1 Single Family Residential zoning would match the existing pattern of R-1 zoned lots that are adjacent to the two lots. They would also match the residential character of the rest of the Kinnikinnick Creekside Subdivision.

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, because the proposed R-1 Single Family Residential zoning would match the existing pattern of R-1 zoning on adjacent properties. The proposed R-1 zoning would also match the residential character of the rest of the Kinnikinnick Creekside Subdivision.

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



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

ZONING BOARD of APPEALS APPLICATION

GENERAL INFORMATION

Applicant

Name: Attorney Amy L. Silvestri
 Address: 2208 Charles Street, Rockford, Illinois 61104
 Phone: [REDACTED] Email [REDACTED]
 Applicant's Interest in Subject Property: Attorney for the Owners

Owner (if different from Applicant)

Name: See Attached Exhibit A
 Address: _____
 Phone: _____ Email _____

SUBJECT PROPERTY

Address of Property: 12052 and 12126 Joncey Drive, Roscoe, IL 61073
 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:
Not Applicable

Legal Description of Property (attach copy of deed) or legal.
See Attached Exhibit B

Property Identification Number (PIN): 0428477005 and 0428477004

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) Replat

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

Owners would like to change the 2 Commercial Retail lots into 6 single family

Residential lots (See Exhibit C, attached)

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.

Amy L. Silvestri

Amy L. Silvestri Attorney in Fact for All Owners

[Redacted Signature]

[Redacted Signature]

Signature of Applicant

Signature of Owner

July 1, 2025

July 1, 2025

Date

Date

FOR OFFICE USE ONLY

Fee _____

Date Filed _____

Legal Published _____

Receipt Number _____

Newspaper _____

Date Hearing Scheduled _____

Date Legal Posted _____

Staff Signature / Date _____

Exhibit A
Owners

GERALD L. MCCURDY, Trustee
The Gerald L. McCurdy Living Trust No. 510, Dated May 10, 2000
1896 Krupke Road
Caledonia, Illinois 61011

Barbara J. McCurdy, Trustee
The Barbara J. McCurdy Living Trust No. 510, dated May 10, 2000
1896 Krupke Road
Caledonia, Illinois 61011

David Edward Mccurdy
3523 Roscoe Road
Rockton, Illinois 61072

Floyd Laverne Mccurdy
1912 Krupke Road
Caledonia, Illinois 61011

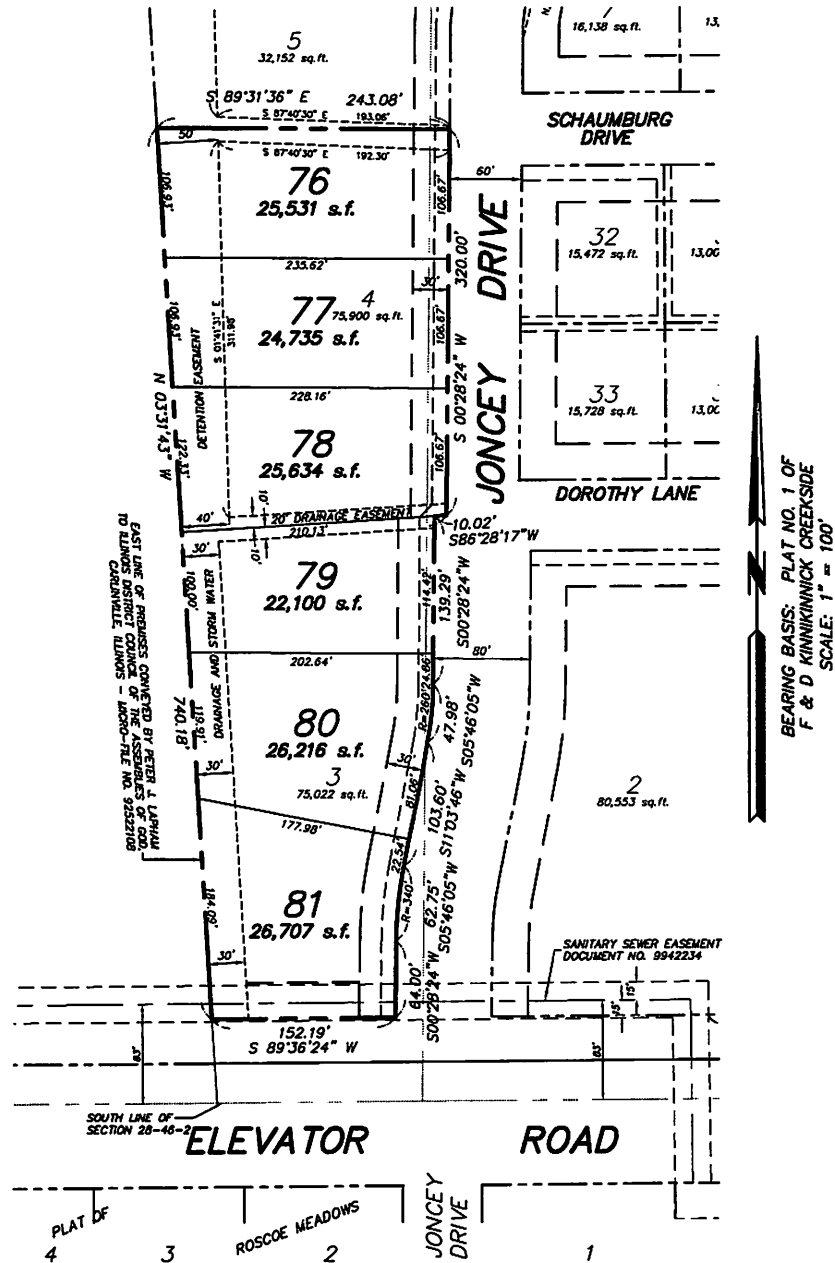
Lorraine E. Mccurdy
1912 Krupke Road
Caledonia, Illinois 61011

Exhibit B**Legal Description**

Lots Three (3) and Four (4) as designated upon Final Plat No. 2 of F & D Kinnikinnick Creekside, being a Subdivision of part of the Southwest Quarter (1/4) of Section 27 and part of the Southeast Quarter (1/4) of Section 28, all in Township 46 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 47 of Plats on Page 178 in the Recorder's Office of Winnebago County, Illinois; situated in the County of Winnebago and State of Illinois.

Exhibit C

EXHIBIT FOR
REPLAT OF LOTS 3 & 4 OF FINAL PLAT NO. 1
OF
F & D KINNIKINNICK CREEKSIDE
VILLAGE OF ROSCOE WINNEBAGO
COUNTY, ILLINOIS



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PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
 1515 WINDSOR ROAD, LOVES PARK, ILLINOIS 61111
 (815) 633-5097 FAX (815) 633 4593
 www.rkjohasooassociates.com
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994
 OCTOBER 1, 2024 JOB NO. 11559



12126 JONCEY DR

Pin	Alt.Pin	Property Size
0428477004	null	Sq. Feet: 74807 Acres: 1.72
Legal Description F & D KINNIKINNICK CREEKSIDE PT SW1/4 SEC 27 & PT SE1/4 SEC 28-46-2 LOT 4		

Property Use

Use Code	Description
0039	Pref Asd Res(not1/3)10-30

Zoning Info

ZoningClass: CR
ZoningDesc: Retail and Service Commercial District

Township Info

Township	Assessor Name
ROSCOE	Cindy Servant

School District

SCHOOLDIST: Hononegah High School Dist #207
GRADESCHOOL: Kinnikinnick School Dist #131

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2024	\$440.00	\$0.00	189

Exemptions

No exemptions to display.

Sale History

No sale history data to display.

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out



12052 JONCEY DR

Pin	Alt.Pin	Property Size
0428477005	null	Sq. Feet: 75117 Acres: 1.72
Legal Description F & D KINNIKINNICK CREEKSIDE PT SW1/4 SEC 27 & PT SE1/4 SEC 28-46-2 LOT 3		

Property Use

Use Code	Description
0059	Pref Asd Com(not1/3)10-30

Zoning Info

ZoningClass: CR
ZoningDesc: Retail and Service Commercial District

Township Info

Township	Assessor Name
ROSCOE	Cindy Servant

School District

SCHOOLDIST: Hononegah High School Dist #207
GRADESCHOOL: Kinnikinnick School Dist #131

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2024	\$440.00	\$0.00	189

Exemptions

No exemptions to display.

Sale History

No sale history data to display.

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out

Consultants

Thomas Eddie
R. K. Johnson & Associates, Inc.
1515 Windsor Road
Loves Park, Illinois 61111
815-633-5097

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 Zoning
 Map Amendment for the property located at 12052 and 12126
 Jonecy Drive to change the zoning from CR Retail and Service
 Commercial District to R1 One-Family Residential 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:

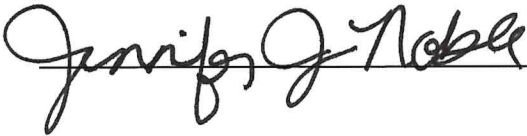
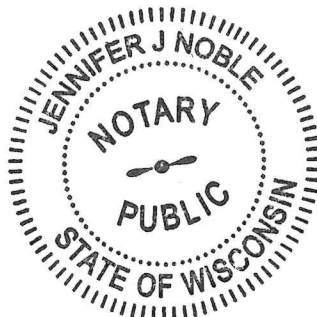
07/28/25Publishing Fees: **\$19.16**

Signature:



Subscribed and sworn to before me
 this **28th 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 2025-018

Applicant: Amy L. Silvestri

Location: 12052 Joncey Dr (04-28-477-005) and 12126 Joncey Dr (04-28-477-004)

Requested Action: Replat of two existing commercial lots to create six residential lots

Existing Use: Vacant Land

Proposed Use: Single Family Residential

Existing Zoning: CR (Retail and Service Commercial)

Adjacent Zoning:

North: R1

East: CR (contiguous) and R1

South: RR (Roscoe Township)

West: UT

Description: The applicant is requesting to divide the lots at 12052 Joncey Dr (04-28-477-005) and 12126 Joncey Dr (04-28-477-004). This would be a division of the two lots into six lots in the Kinnikinnick Creekside plat. This would redesignate the two parcels as available for further residential development, based on the R-1 Single Family Residential Zoning District standards, as shown in the table below:

	District Standard	Proposed
Lot Size	9,500 square feet	22,100 to 26,707 square feet
Lot Width	75 feet	106 to 152 feet
Lot Depth	125 feet	152 to 243 feet
Development Setback Standards		
Front Setback	30 feet	Able to accommodate
Side Setback	10 feet	Able to accommodate
Rear Setback	30 feet	Able to accommodate

As seen above, the proposed land division would conform to the Single Family Residential Zoning District requirements.

Staff Review: The land division would allow for six smaller lots that would allow single family residences to occupy the land, following a rezoning to R-1, if approved by the Village. Single family residential lots of this size would match the existing pattern of larger lot single family homes that are

adjacent to the two lots. They would also match the mostly residential character of the rest of the Kinnikinnick Creekside Subdivision.

Staff notes that at the time of development, the driveway for Lot 81 (on Joney Drive) should be located as far north as possible in order to provide adequate spacing from Elevator Road.

Staff Recommendation: Staff recommends **approval** of the requested land division, subject to the following conditions:

1. The future driveway for Lot 81 on Joney Drive should be placed as far north from Elevator Road as possible.
2. Applicant shall submit an official plat drawing (i.e., recordable by the County) for review by the Village Engineer.
3. The proposed land division is subject to approval by the Village Engineer.
4. Applicant shall modify the proposed land division drawing to include an easement for the existing “Kinnikinnick Creekside” subdivision sign abutting the public right-of-way to ensure access from the road to the sign for future maintenance.

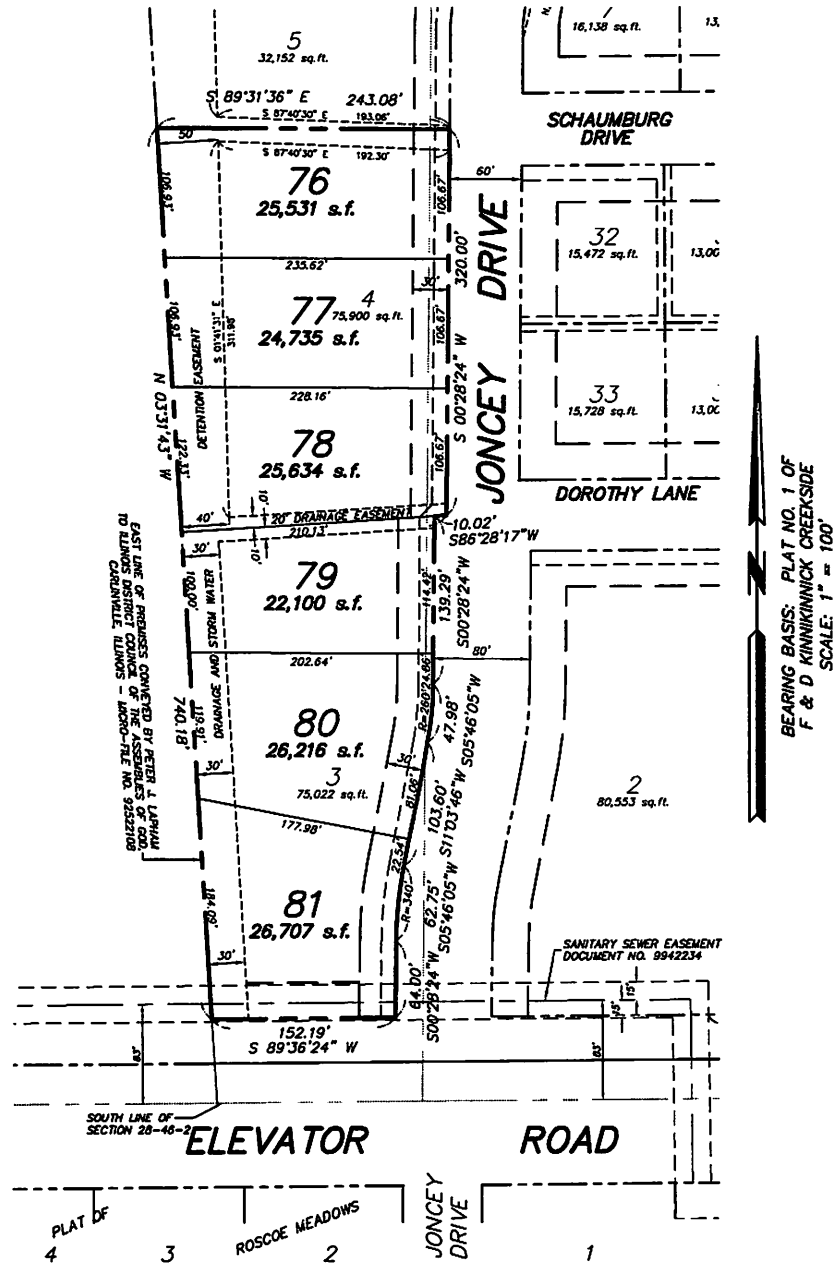
EXHIBIT FOR

REPLAT OF LOTS 3 & 4 OF FINAL PLAT NO. 1

OF

F & D KINNIKINNICK CREEKSIDE

VILLAGE OF ROSCOE WINNEBAGO COUNTY, ILLINOIS



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PREPARED BY:
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 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994
 OCTOBER 1, 2024 JOB NO. 11559

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>	Item # 7.
Residential					
Single-family dwellings	P	P	P		P
Two-family dwellings			P	P	P
Townhomes			<u>S</u>	<u>P</u>	
Multifamily dwellings					P
Community-based housing, fewer than 8 occupants			P		P
Community-based housing, equal to or more than 8 occupants			S		S
Senior housing and community-based housing projects				<u>P</u>	P
RV residences, tents, and other structures not requiring an occupancy permit					
Commercial					
Home occupations conducted in accordance with the regulations prescribed in section 15-550	P	P	P	<u>P</u>	P
Daycare facilities and nursery schools	S	S	S		
Bed and breakfast		S	S		S
Boardinghouses, hotel, motel and lodginghouses					S
Institutional					
Place of worship	S	S	S		S
Hospitals, sanitariums not for mental, drug addict, or liquor addict cases			S		S
Nursing homes	S	S	S		S
Public and parochial schools and colleges	S	S	S		S
Community service organizations					S

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

(Ord. of 3-2-2021, § 155.3.3)

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

(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. Constructed in R1 and R2 zoning classifications shall:

a. Have on the front of the residence (defined as corner to corner across that front elevation of the residence) a minimum of one-half of the area exposed on that elevation covered in brick, brick siding, stucco (or similar materials approved by the village) or stone facing excluding windows, doors and garage doors. Any material produced from vinyl or a wood-based product or that is produced in sheets for application shall not satisfy the requirements of this section.

i. Up to 15 percent of this requirement may be used as board-and-batten siding.

b. Have around all windows, doors, and garage doors decorative trim comprised of vinyl, PVC, or wood. In place of decorative trim, windows may substitute decorative shutters compatible with the color of the façade's siding.

2. Constructed in the RA zoning classification shall:

a. Have on the front of the residence (defined as corner to corner across that front elevation of the residence) a minimum of one-half of the area exposed on that elevation covered in brick, brick siding, stucco (or similar materials approved by the village) or stone facing excluding windows, doors and garage doors. Any material produced from vinyl or a wood-based product or that is produced in sheets for application shall not satisfy the requirements of this section.

i. Up to 15 percent of this requirement may be used as board-and-batten siding.

b. Have around all windows, doors, and garage doors decorative trim comprised of vinyl, PVC, or wood. In place of decorative trim, windows may substitute decorative shutters compatible with the color of the façade's siding.

- 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:

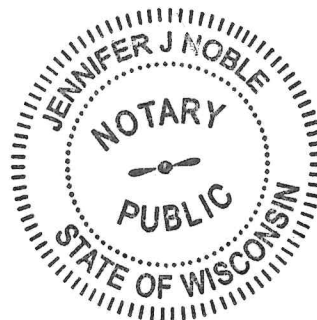
Josh Anselmi

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
 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
 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**,
BeloitDailyNews.com, a newspaper published in Rock
 County, and that a notice, printed copy of which taken from
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07/28/25

Publishing Fees: \$21.71

Signature:

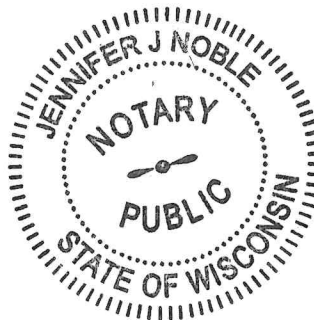
Josh Anselmi

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



- CODE OF ORDINANCES
Title XV - LAND USE
CHAPTER 155. - ZONING REGULATIONS
ARTICLE VI. SPECIAL DISTRICT REGULATIONS

Roscoe Main St Districts Text Amendments

Sec. 15-386. Establishment of districts.

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

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

Sec. 15-408. Residential bulk standards.

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

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

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

- CODE OF ORDINANCES
Title XV - LAND USE
CHAPTER 155. - ZONING REGULATIONS
ARTICLE VI. SPECIAL DISTRICT REGULATIONS

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

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

(Ord. of 3-2-2021, § 155.3.2)

ARTICLE VI. SPECIAL DISTRICT REGULATIONS

Sec. 15-491. Purpose and intent.

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

(Ord. of 3-2-2021, § 155.6.1)

Sec. 15-492. Special district bulk standards.

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

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

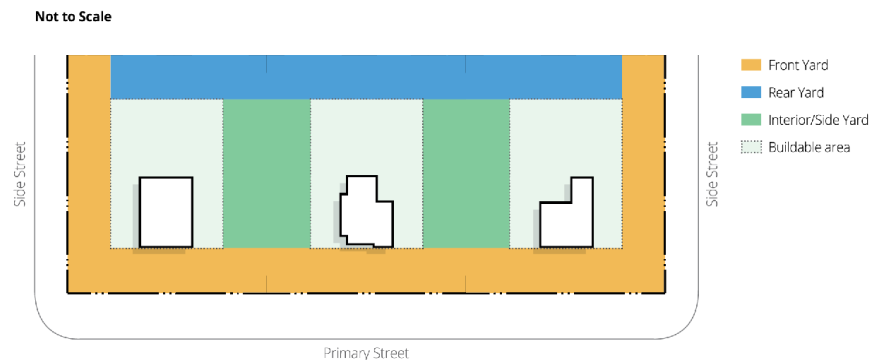
District	Minimum Site			Development Intensity			Minimum Yards		
	Area	Width Interior Lot	Min. Depth	Max. Height	Max. Lot Coverage	Min. Site Area per DU	Front	Side	Rear
UT	5 acres	300 ft.	—	35 ft.	—	5 acres	½ ROW	25 ft.	75 ft.
HC	10 acres	200 ft.		120 ft.	60 percent		½ ROW up to max of 60 ft. ⁽¹⁾	10 ft.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

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

(2) Yards adjacent to R districts must maintain a minimum side yard setback of at least 10 feet from the property line.

(3) Principal buildings shall have a maximum setback of 15 feet.

(4) Buildings within the MS-C district are required to be a minimum of 2 stories in height. 4-story buildings within this district are also required to have a step-down to 2 or 3 stories in height at the street level.



Graphic 15-492. Special Use Required Yards

(Ord. of 3-2-2021, § 155.6.2)

Sec. 15-493. Special district permitted uses.

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

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

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

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

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Recodification codified through Ordinance No. 2022-10, adopted on September 20, 2022.

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

Rehabilitation facility, including without limitation cardiac rehabilitation		P			
Physical/occupational/speech/occupational therapy		P			
Health and fitness facility		P	<u>P</u>	<u>P</u>	
Clubs and associations		P	<u>P</u>	<u>P</u>	
Helicopter pad		P			
Pharmacy		P	<u>P</u>	<u>P</u>	
Durable medical equipment		P			
Community Facilities (Public Service)					
Water filtration plant, pumping station, and water reservoir	S				P
Sewage treatment plan	S				P
Public administrative offices			<u>S</u>	<u>S</u>	P
Public service buildings			<u>P</u>	<u>P</u>	P
Police station	S		<u>P</u>	<u>P</u>	P
Fire station	S		<u>P</u>	<u>P</u>	P
Public utility, radio, television, cell towers					
Public utility offices			<u>P</u>	<u>P</u>	P
Electrical substation and booster stations					P
Municipal towers and weather sirens					
Garages for storage of municipal vehicles used in conjunction with the operation of a permitted use					
Telephone exchange	S				
Electronic substations and booster stations	S				P
Emergency power facility		<u>SE</u>			P
Noncommercial communication antennae		<u>SE</u>			
Energy center or central power plants		<u>SE</u>			P
Recreational					
Parks, forest preserves, and recreational areas (public)	P	P	<u>S</u>	<u>S</u>	P
Community recreation facilities			<u>S</u>	<u>S</u>	P
Conservancy					P
Amusement and recreation services	S				S
Golf course	S				S
Other					
Accessory buildings, structures, and uses located on the same site with a permitted use include barns, stables, coops, tank houses, storage tanks, windmills, silos, other farm outbuildings, private garages and carports, storehouses, garden structures, greenhouses, recreation rooms and hobby shops, and storage of petroleum products for the use of persons residing on the site;	P				P
Food trucks					P

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Recodification codified through Ordinance No. 2022-10, adopted on September 20, 2022.

Accessory structures and uses, not including warehouses, on the same site as a permitted use	P				
Service buildings and facilities normally accessory to the permitted use	P				
Ground-mounted and building-mounted earth station dish and terrestrial antennas	S				
Roof-mounted solar collectors	P		S	S	
Municipally owned wells, pumping stations, water towers and reservoirs, and municipally owned telecommunications towers and antennas, provided they are located not less than 50 feet from any lot line	P	P	S	S	P
Utility substation, municipal wells, pumping stations, and towers, provided that the use is not less than 50 feet from any lot line	P	P	S	S	P
Transmitting towers, receiving towers, and relay and microwave towers, and broadcast studios	S	S			S
Solar energy collectors erected as an accessory structure	P	S			S
Any other usual and customary uses accessory to the above permitted uses as determined by the zoning administrator or designee	S	S			S
Accessory Dwelling Unit			S	S	
Accessory Commercial Unit			S	S	

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

(Ord. of 3-2-2021, § 155.6.3)

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

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

(Ord. of 3-2-2021, § 155.6.4)

[Sec. 15-495. Development standards applicable to the MS-C district.](#)

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

[\(1\) Uses requiring pre-approved plans.](#)

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

- i. [Multifamily dwellings](#)
- ii. [Mixed-use buildings](#)
- iii. [Accessory dwelling units](#)

iv. Accessory commercial units

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

(2) Design standards for new construction.

- a. Buildings are limited to 4 stories in height, regardless of linear feet.

- b. All façades shall consist of a minimum percentage of windows or doors to allow views into and out of the building's interior and to promote a visual connection to the street and river. The minimum percentage of windows or doors shall include trim but exclude gables.

- i. Ground floor, nonresidential uses: The total area of windows and doors shall comprise a minimum of 25 percent of the ground floor façade area containing the nonresidential use.
- ii. Ground floor, residential uses: The total area of windows and doors shall comprise a minimum of 15 percent of the ground floor façade area containing the residential use.
- iii. Upper floors, all uses: The total area of windows and doors shall comprise a minimum of 15 percent of the total façade area above the ground floor.

c. Building façades.

- i. Buildings must either:

- 1. Utilize a building style that clearly creates a base, mid-section, and top element. This can be done with elements such as, but not limited to: change of material, creating bump-out sections for the base, installation of a band or 'belt-line' around the building, and the addition of a roof element such as a cornice;
- 2. Create an undulating and articulated building façade that provides visual interest and variation across all elevations. All rooflines must complement the façade by including distinct design elements, such as gables, cornices, parapets, or slopes, to avoid monotony. Façades shall not exceed 40 feet in length without architectural articulation, which may include:
 - a. Recesses or projections that step back or project a portion of the main façade plane.
 - b. Recesses or projections of upper floors from the ground floor façade plane.
 - c. Vertical division using different textures or materials.
 - d. Division of the façade into individual units through the use of windows, entrances, arcades, porches, decks, balconies, lighting, etc.
 - e. Roof form variations such as the inclusion of dormers, change in roof lines, or change in roof type.

- d. Primary entrances shall be oriented with the following hierarchy:

- i. If located along Main Street, the primary entrance shall be oriented towards Main Street.
- ii. If located along Bridge Street (but not Main Street), the primary entrance shall be oriented towards Bridge Street.
- iii. If located along any other street, the primary entrance shall be oriented toward the front yard of the property.

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

- f. Façades on multiple-tenant buildings should be broken into design elements that reflect individual tenant spaces through staggering of vertical façade planes, window/door groupings, and awnings.

g. Materials.

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

h. Pedestrian access.

- Sidewalk and pedestrian access shall be provided from the main entrances to parking areas and the public sidewalk.
- If no public sidewalk is currently available, a pedestrian walkway from the main customer entrance to the public street right-of-way shall be provided.

(3) Multiple buildings on the same lot.

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

(4) Development at the intersection of Bridge Street and Main Street.

- a. All development that occupies a corner on the intersection of Main Street and Bridge Street must maintain at least 50% ground level commercial space as a mixed-use building.

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

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

(1) Uses requiring pre-approved plans.

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

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

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

(2) Design standards.

- a. Buildings are limited to 3 stories in height.
- b. Building facades.
 - i. Utilize a building style that clearly creates a base, mid-section, and top element. This can be done with elements such as, but not limited to: change of material, creating bump-out sections for the base, installation of a band or ‘belt-line’ around the building, and the addition of a roof element such as a cornice.
- c. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.
- d. Materials.
 - i. All elevations for buildings in the MS-E district must be comprised of at least 50 percent high-quality materials, as defined in Section 15-752.
- e. Pedestrian access.
 - i. Sidewalk and pedestrian access shall be provided from the main entrances to parking areas and the public sidewalk.
 - ii. If no public sidewalk is currently available, a pedestrian walkway from the main customer entrance to the public street right-of-way shall be provided.

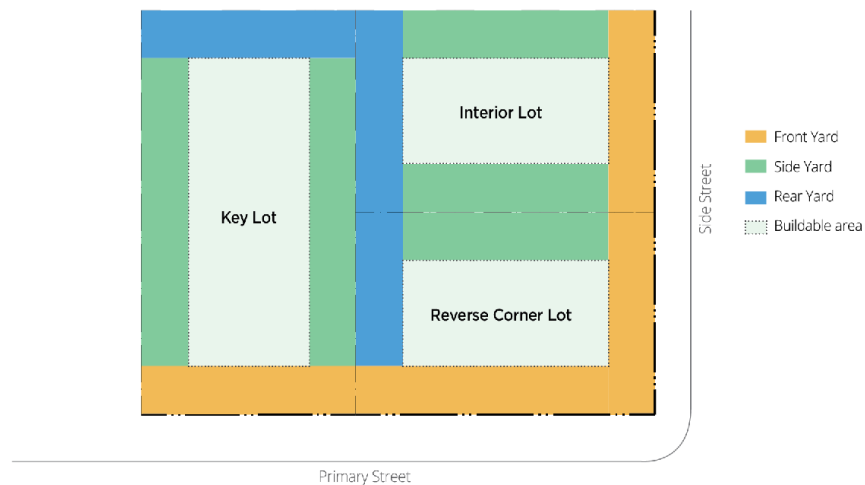
(3) Single-family and two-family dwellings.

-
- a. Any new or proposed homes must have the garage to the home either as a detached accessory building placed in the rear yard of the property or as an alley-loaded garage in the rear yard of the property. In no case should the garage of the home be oriented in the front of the principal home.
 - b. Front façades of single-family homes must either include a front porch or stoop to increase pedestrian street engagement.
- (4) Multiple buildings on the same lot.
- a. Developments such as “cottage-court” style single-family homes may allow up to 6 homes on a single lot, provided that these homes meet all other applicable standards.

Secs. 15-497—15-511. Reserved.

Sec. 15-516. Accessory building.

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



Graphic 15-516. Accessory Building Lot Types

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

Table 15-516. Accessory Buildings

<i>Districts</i>		<i>Maximum Height</i>	<i>Setback to Side Lot Line</i>	<i>Setback to Rear Lot Line</i>
R1	One-Family Residential District	20 ft.	10 ft.	10 ft.
R2	Two-Family Residential District	20 ft.	10 ft.	10 ft.

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Recodification codified through Ordinance No. 2022-10, adopted on September 20, 2022.

RE	Single-Family Rural Estate Residential District	20 ft.	10 ft.	10 ft.
RM	Multifamily Residential District	20 ft.	10 ft.	10 ft..
CR	Retail Service Commercial District	20 ft.	10 ft.	10 ft
CG	General Commercial District	25 ft.	10 ft.	10 ft.
CH	Highway Commercial District	25 ft.	10 ft.	10 ft.
IG	General Industrial District	35 ft.	30 ft.	30 ft.
IH	Heavy Industrial District	35 ft.	50 ft.	50 ft.
UT	Urban Transition District	20 ft.	10 ft.	10 ft.
HC	Health Care District	35 ft.	10 ft.*	10 ft.*
PC	Public/Conservancy	35 ft.	15 ft.	15 ft.
<u>MS-C</u>	<u>Main Street – Core</u>	<u>20 ft.</u>	<u>10 ft</u>	<u>15 ft.</u>
<u>MS-E</u>	<u>Main Street – Edge</u>	<u>20 ft.</u>	<u>10 ft</u>	<u>15 ft.</u>

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

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

(Ord. of 3-2-2021, § 155.7.5)

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

- (a) *Minimum requirements.* Except as otherwise expressly stated, off-street motor vehicle parking spaces must be provided in accordance with the parking ratio requirements of Table 15-619(1).
- (b) *Maximum requirements.* To minimize excessive areas of pavement no parking lot shall exceed the required number of parking spaces by more than ten percent, except as approved by zoning administrator. In granting additional spaces, the zoning administrator shall determine that the parking is needed based on documented evidence of actual use and demand provided by the applicant.

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Recodification codified through Ordinance No. 2022-10, adopted on September 20, 2022.

- (c) *Off-street parking.* Uses within the HC Health Care District must provide off-street parking in accordance with the parking ratio requirements of Table 15-619(2).
- (d) *Applicability.* Uses within either the MS-C or MS-E districts are exempt from the minimum parking requirements in Section 15-619. However, any commercial use over 3,000 square feet must provide at least 1 parking space for every 500 square feet of gross floor area.
- (e) *On-street parking.* Uses within either the MS-C or MS-E districts are permitted to count the number of on-street parking spaces provided within 50 feet of the main customer entrance towards their required minimum number of parking spaces.

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

<i>Use</i>	<i>Required Parking</i>
Residential	
Single-family	2 spaces per dwelling unit under 1,200 square feet with 1 parking space to be in a fully enclosed building (garage)
	3 spaces per 1,200 square feet or over dwelling unit with 2 parking spaces to be in a fully enclosed building (garage)
Two-family	2 spaces per dwelling unit with 1 parking space to be in a fully enclosed building (garage)
Multifamily unit (except elderly)	2½ spaces per dwelling unit with 1 parking space to be in a fully enclosed building (garage)
Multifamily units which are specifically designed for and occupied by persons 60 years of age or older	1 space per elderly housing unit
Bed and breakfast inn	2 spaces for residents plus 1 space for each guest room
Community-based housing, nursing homes, boardinghouses, group homes, single-family occupancy units	½ space for each resident
Hotels, motels	1 space per sleeping unit
Retail and Service Uses	
(Based on gross floor area) Retail and service uses, including financial institutions, except as listed	1 space per 250 square feet
Car washes: self-service manual	1½ spaces for each bay and 1 for each employee
Car washes: automatic	1½ spaces for each bay
Car washes: with internal drying operation	1 space for each employee
Auto maintenance facilities & service stations	1 space per fuel pump and 1 space per service bay
Auto repair facilities	2 spaces per repair/service bay
Offices and Clinics	
Bowling alley	4 spaces per alley
Drive-up banking facilities	4 spaces per window
Drive-up ATMS	3 stacking spaces per window
Fast food/drive-in restaurant	1 space per 100 square feet
Restaurants and other establishments dispensing food or beverages for consumption on the premises	1 space per 75 square feet
Furniture, carpet and appliance sales	1 space per 800 square feet

Created: 2024-05-09 12:10:35 [EST]

Recodification codified through Ordinance No. 2022-10, adopted on September 20, 2022.

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

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

<i>Use</i>	<i>Required Parking</i>
Assisted living facility, retirement or convalescent facility, or independent living facility	1 space per 2 residents
Daycare facility	1 space per 6 children and each adult as applicable per shift
Durable medical equipment facility	1 space per 300 square feet
Family or child advocacy center	1 space per 250 square feet
Health and fitness facility	1 space per 300 square feet
Hospice	1.5 spaces per bed
Hospital	The greater of 1 space per 600 square feet or 2.5 spaces per bed
Medical, dental, and optical offices and medical clinics	1 space per 250 square feet
Nursing home	1 space per 3 resident rooms
Pharmacy	1 space per 400 square feet

Created: 2024-05-09 12:10:35 [EST]

Recodification codified through Ordinance No. 2022-10, adopted on September 20, 2022.

Rehabilitation facility or physical/occupational therapy	1 space per 200 square feet
Research or medical laboratory	The greater of 1 space per 350 square feet or .80 spaces per employee
Surgery center	1 space per 300 square feet
Urgent or immediate care center or clinic or medical health center	1 space per 300 square feet

(Ord. of 3-2-2021, § 155.10.10)

Sec. 15-622. Bicycle parking requirements.

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

(Ord. of 3-2-2021, § 155.10.14)

Sec. 15-623. Pedestrian access and circulation.

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

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

(Ord. of 3-2-2021, § 155.10.15)

ARTICLE XI – LANDSCAPING

Sec. 15-653. Applicability.

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

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

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

- (a) Applicability. For properties within either the Main Street – Core (MS-C) or Main Street – Edge (MS-E) zoning districts, these landscape standards exist independently of the other standards in Article XI of this Code. Developments within either district are only required to follow the requirements within this section.
- i. Residential buildings with up to three dwelling units are exempt from the landscaping standards in this section.
- (b) Building foundation landscape requirements. Buildings shall meet the following standards around the foundation of buildings and structures.
- i. At least 50 percent of the foundation of the building must include some kind of planting or landscaping feature.
 - ii. Plantings cannot include canopy trees or large evergreen trees.
 - iii. Only plantings within ten feet of the foundation will be counted.
 - iv. At least one tree or shrub every three feet or one medium-sized evergreen every 8 feet is required.
- (c) Parking lot perimeter landscape requirements. Any proposed or existing and updated parking lot within either Main Street zoning district is required to meet the standards below.
- i. Parking lots shall ideally be screened primarily by the placement of buildings, rather than landscaping elements. Buildings or structures must be positioned to minimize the visibility of parking areas from public rights-of-way, neighboring properties, or public spaces. Landscaping may be used as a supplementary screening method but shall not be considered the primary method of screening.
 - ii. The street-facing side of the parking lot shall include a masonry wall or split-rail wooden fence for at least 75 percent of the length of the parking lot, in addition to any required landscaping. This wall or fence should be placed in front of the landscaping so that it's displayed prominently for passing vehicles and pedestrians.
 - iii. One native shrub or tall grass shall be planted at least every three feet but no more than every five feet for 75 percent of the perimeter of the parking lot.
- (d) Transition area landscape requirements. Any proposed development, redevelopment, or expansion of use within either of the Main Street zoning districts must meet the following requirements along the perimeter of the project site.
- i. Transition area types. Each property within the Main Street zoning districts will fit into one of two categories:
 1. Small lot. Properties less than 30,000 square feet.
 2. Large lot. Properties at or greater than 30,000 square feet.
 - ii. Small lot transition area landscape requirements. On properties deemed a small lot, the perimeter of the property will maintain the following.
 1. Trees. At least one canopy or large evergreen tree every 50 feet.
 2. Shrubs and grasses. At least one shrub or tall grass planted every 10 feet.
 - iii. Large lot transition area landscape requirements. One properties deemed a large lot, the perimeter of the property will maintain the following.
 1. Trees. At least one canopy or large evergreen tree every 25 feet.
 2. Shrubs and grasses. At least one shrub or tall grass planted every 5 feet.
- (e) Additional requirements. Additional screening and landscaping requirements for mechanical equipment, loading docks, and waste receptacles as documented in Section 15-661 are required of all the Main Street zoning districts. The species diversity requirements in 15-662 are required of all the Main Street zoning districts. The tree preservation requirements in 15-663 are required of all the Main Street zoning districts. The installation and maintenance of landscape areas requirements in 15-664 are required of all the Main Street zoning districts.

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

- i. Building expansion. When an existing building or structure is expanded within either the MSC or MSE districts, the landscaping requirements of this Section shall apply only to the addition to the building or structure, rather than the entire existing portion.
- ii. Parking lot expansion. When an existing parking lot is expanded within either the MSC or MSE districts, the parking lot perimeter landscaping requirements of this Section shall apply to both the area of the expansion and the parking lot perimeter adjacent to public streets.

ARTICLE XIV – DEFINITIONS

Sec. 15-752. Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

PROPOSED **MAIN STREET** ZONING DISTRICTS

