



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole

Tuesday, February 17, 2026
[immediately following Village Board Meeting]

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

- 1.** Approval of the Minutes for the meeting of the Committee of the Whole from **February 03, 2026.**

PUBLIC COMMENT (limited to 3 minutes per speaker)

OLD BUSINESS

NEW BUSINESS

- 2.** Discussion and Recommendation of a **Special Event Permit** for the **Roscoe Community Market** to be held at the Liberty Lot twice monthly from May through September from 11am – 3pm.
- 3.** Discussion and Recommendation for Approval for a **Map Amendment from the UT: Urban Transitional District to the IG: General Industrial District** for a portion of a property commonly known as **14165 North 2nd Street (PIN: 04-09-300-001)**. Applicant **VCNA Prairie LLC (Rogers Ready Mix)**

ZBA Recommends approval voting 6-0-0 on February 11, 2026

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

Staff report and additional applicable attachments can be found under Map Amendment item.

ZBA Recommends approval voting 6-0-0 on February 11, 2026

- 5.** Discussion and Recommendation for Approval for **Text Amendments** revising the Village of Roscoe Code of Ordinances **Section 15-11, Architectural review of Chapter 150 and**

Sections 15-436, Commercial permitted uses, 15-460, Industrial permitted uses, 15-492, Special district bulk standards, 15-493, Special district permitted uses, 15-522, Fence regulations, 15-549, Food trucks, 15-553, Mobile home parks, 15-560, Data centers, 15-619, Off-street parking requirements, 15-690, Permitted sign types, 15-691, Standards for permanent signs, 15-692, Standards for temporary signs, and 15-752, Definitions of Chapter 155 of the Village Code of Ordinances.

ZBA Recommends approval voting 6-0-0 on February 11, 2026

- 6. Discussion and Recommendation of Allegiance flag supply for the quoted amount of \$6,455.00 for 55 sets of American Pole Flags for Main Street.**

PUBLIC COMMENT (limited to 3 minutes per speaker)

PRESENTATIONS

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole Meeting
Tuesday, February 03, 2026

CALL TO ORDER

ROLL CALL

PRESENT

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

APPROVAL OF THE MINUTES

Approval of the Minutes for the meeting of the Committee of the Whole from **January 20, 2026.**

Trustee Wright asked for a motion for the approval of the minutes.

Motion was made by Trustee Broda, second by Trustee Sima. Voting yes: Trustees Sima, Wright, Mead, Babcock, Broda 5-0-0.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Rob Chambers is a member of the Oakridge Riders Snowmobile Club. He states that he works out of Roscoe. He also is in charge of the trail system and sets up the orange fencing every year for the snowmobile club along both sides of 251 which he states it is an eye sore. He is asking the Village if they would possibly be interested in putting up a permanent chain link fence on both sides at the snowmobile federal gas taxes expense.

Trustee Sima asked where the fencing is located?

Mr. Chambers states that it is just north of Bridge Street. it runs parallel to the bike path.

President Gustafson stated that is something that we can explore.

Brandon Boggs Village Engineer states that the right of way is within IDOT's jurisdiction. They would have to review it and approve it. There would be some zoning things that the Village would have to look at.

OLD BUSINESS

NEW BUSINESS

PUBLIC COMMENT (limited to 3 minutes per speaker)

PRESENTATIONS

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

Trustee Wright asked for a motion to Adjourn the meeting.

Motion was made by Trustee Sima, second by Trustee Broda. Voting yes: Trustees Babcock, Mead, Broda, Wright, Sima 5-0-0.

Meeting Adjourned at 6:55pm.

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Agenda Item:	Discussion and Recommendation of a Special Event Permit for the Roscoe Community Market to be held at the Liberty Lot twice monthly from May through September from 11am – 3pm.		
Date:	2/6/2026	Meeting:	COTW 2/17/2026
Prepared by:	Janel Reidinger	Department:	License and Permits

Overview/Background Information

Attached for review is a Special Event Permit Application for the Roscoe Community Market, a community market event sponsored by Stateline Events. The market was previously held in the parking lot at Louie’s Tap House and is requesting approval to relocate to the Liberty Lot.

The Roscoe Community Market is proposed to take place on the following dates: May 3, May 17, June 7, June 21, July 12, July 26, August 9, August 23, September 13, and September 27 from 11:00 a.m. to 3:00 p.m., with an estimated attendance of approximately 50 people throughout each market.

Each event is expected to include approximately 20 vendors. Vendors are responsible for providing their own tents, weights, tables, and chairs. Food will be available at the event, with up to two food trucks proposed.

Key Issues

Parking will be available along Main Street and within the public parking lot. A suggested parking map has been prepared which the organizer can share to guide attendees to appropriate parking areas.

Up to two food trucks are proposed to be parked along Main Street, with serving windows facing into the Liberty Lot. Food trucks will provide their own equipment and generators. No street closures are proposed, and food truck traffic and operations are expected to remain contained within the event area.

Vendor Rules and Guidelines provided by Stateline Events are attached for reference. These guidelines outline requirements related to licensing, insurance, booth setup, health and safety, and cleanup. Vendors are required to comply with all applicable Illinois, Winnebago County, and Village of Roscoe regulations.

The Police and Fire Departments along with Public Works have reviewed the proposed event and indicated general agreement with the plan as submitted, provided the parking plan is followed and food truck activity remains contained within the lot and does not encroach into the public roadway.

Fiscal Note/Budget Impact

The event organizer is responsible for event operations, and only minimal Village resources are requested in the form of picnic tables and possibly garbage cans.

Prior Legislative Actions

None

Action Required/Recommendation

Recommend approval of the Special Event Permit for the Roscoe Community Market, as presented, subject to the following conditions:

1. The event shall adhere to the approved parking plan.
2. Food truck placement and traffic shall remain contained within the event area and not encroach into public roadways.
3. All vendors and event operations shall comply with applicable local, county, and state regulations.
4. Village resources provided for the event shall be coordinated with staff in advance.

Attachments

Roscoe Community Market Special Event Application
Roscoe Community Market Vendor Rules



Special Event Application Form

Return completed form to Roscoe Police Department * 10595 Main St. * PO Box 312 * Roscoe, IL 61073

[X] Assembly [] Block Party [] Neighborhood Garage Sale

Name of the Event and Sponsoring Organization:

Roscoe Community Market presented by Stateline Events

Nature of Event:

Community Market

Location of Event: Liberty Lot Projected Attendance: 50pl

Address of Organizer: 5761 Flagler Dr. Roscoe Phone Number: 7793021462

Event Date(s): 5/3 5/17 6/7 6/21 7/12 7/26 8/9 8/23 9/13 9/27

Event Hours: 11am am/pm until 3pm am/pm

Setup/Assembly Date: each morning of event Start Time: 9am am/pm

Dismantle Date: end of each date am/pm Completion Time: 5pm (prob sooner) am/pm

Please describe, in specific details, the scope of your setup/assembly work: (submit separate document if necessary)

Each vendor brings their own set up including tents weights and tables/chairs they are required to set up and tear down and sell thier products

Two food trucks will be stationed along the road and are required to bring their own equipement including generators

- Will this event require use of fireworks? [] Yes [X] No
Will this event require street closures [] Yes [X] No
Will alcohol be served? [] Yes [X] No
Will signage be posted? [X] Yes [] No Banner week of event
Will food be served? [X] Yes [] No Food Trucks

If answering yes to any of the above, please provide separate individual permit applications forms as outlined in the Special Event Guidelines and Checklist documents

Phone: (815) 623-2829 * Fax: (815) 623-1360 * Email: permits@villageofroscoe.com



Special Event Application Form

Who is your point of contact for this event? (must be available during entire duration of event)

Name: Stacy Moore Phone Number: [Redacted]
Email: statelineevents@gmail.com

Additional Comments:

Applicant Signature: [Redacted]

Date: 01/22/2026

Return completed application to: Roscoe Village Hall
10631 Main Street
Roscoe, Illinois 61073
permits@villageofroscoe.com

OFFICIAL USE ONLY
Date Filed: 1-26-2026
Village Administrator: Signature Date:
Village Board (if necessary): Signature Date:
Application Fee Paid: \$100 Special Event: Neighborhood Garage Sale
\$50 Special Event: Assembly
\$25 Special Event: Block Party
Cc: Police Department, Public Works, Zoning, HRFPD, WCHD
Receipt

Special Event
Hold Harmless Agreement

I, Stacy Moore dba Stateline Events indemnify and hold the Village of Roscoe harmless against any and all liability and expenses whatsoever, for bodily injury or death, including without limitation injury or death to agents, employees, servants or volunteers of the applicant(s) that may be casually related to any act of ordinary negligence, intentional, willful or wanton misconduct and any such claim, loss or injury arising out of participation with the event

known as Roscoe Community Market

to be held Liberty Lot

Signed this 22 day of January, 2026

Stacy Moore

Name _____

5761 Flagler Dr. Roscoe

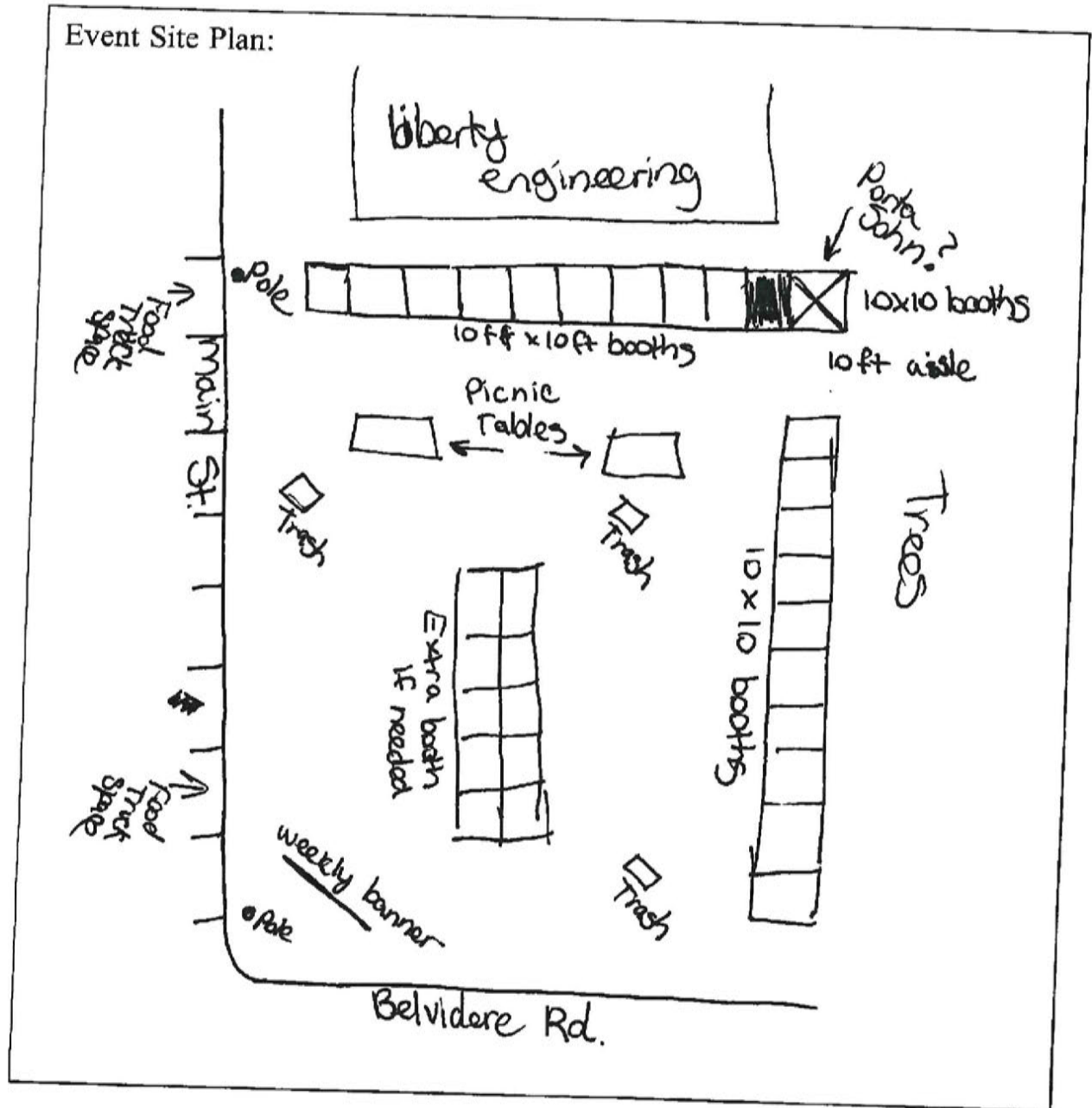
Address _____



Witness _____

Special Event
Site Plan Exhibit

Please provide a site plan depicting the location of the proposed event, as well all applicable items identified in the Application Checklist. An aerial photograph of the event location will be provided by Village upon request for use by applicant.



Roscoe Community Market by Stateline Events

Vendor Rules & Guidelines

These rules are established by **Stateline Events** to ensure a safe, welcoming, and well-organized community market experience for vendors, customers, and the Roscoe community. All vendors are required to read, understand, and comply with these guidelines. Please sign the last sheet and email it to StatelineEvents@gmail.com

1. Vendor Eligibility

- Vendors must accurately represent their products, ingredients, and production methods.
- Spaces are limited and are hand picked by Stateline Events. We staff farmers/produce, handmade items and then fill in a few businesses.
- All vendors must have products they sell.
- No political vendors allowed
- Nonprofits to the discretion of Stateline Events

2. Application & Approval

- All vendors must submit an application, receive approval and pay for your space prior to participating.
- Acceptance is at the discretion of Stateline Events.
- Vendor categories may be limited to maintain product variety and balance.

3. Vendor Fees & Payments

- Vendor fees must be paid in full by the stated deadline.
- Fees are non-refundable unless otherwise stated by Stateline Events.
- Failure to pay may result in loss of booth space.

4. Licenses, Permits & Illinois Compliance

- Vendors are responsible for complying with **all applicable Illinois state laws, Winnebago County regulations, and Village of Roscoe ordinances.**
- Required documents may include, but are not limited to:
 - Illinois Business Registration (if applicable)
 - Illinois Sales Tax ID (for taxable items)
 - Illinois Cottage Food Operation Registration (if applicable)
 - Winnebago County Health Department permits for food vendors
- Vendors must collect and remit Illinois sales tax when required.
- Copies of permits and licenses must be available at the booth upon request.

5. Insurance & Liability

- Vendors may be required to carry general liability insurance naming **Stateline Events** and the **property owner** as additionally insured.

- Vendors participate at their own risk and are responsible for their own property and products.

6. Booth Space, Setup & Teardown

- Booth spaces are assigned by Stateline Events and may not be shared, sold, or transferred.
- Vendors must remain within their assigned footprint.
- Setup and teardown times must be strictly followed.
- Vehicles must be unloaded promptly and removed from the market area unless otherwise approved.
- Vendor parking will be shared the week of the event
- Under no circumstances should a vendor drive on the grass area with their vehicle.

7. Tents, Tables & Displays

- Vendors must supply their own tents, tables, chairs, and display materials.
- All tents **must be securely weighted** in accordance with safety standards. Weights are required.
- Displays must be neat, professional, and safe for public interaction.
- Stateline Events reserves the right to require immediate correction or removal of unsafe displays.

8. Product Standards & Pricing

- Food items must include required ingredient and allergen disclosures as mandated by Illinois law.
- Vendors may not engage in aggressive sales tactics or price dumping intended to harm other vendors.

9. Illinois Cottage Food Vendors (Specific Requirements)

This section applies to vendors operating under the **Illinois Cottage Food Operation Law**.

- Vendors must be registered with the **Winnebago County Health Department** as a Cottage Food Operation.
- Only foods approved under Illinois Cottage Food Law may be sold. Prohibited items include potentially hazardous foods such as meat, dairy-filled products, or items requiring refrigeration.
- All cottage food products must be **home-produced** and may not be prepared in commercial kitchens unless separately licensed.
- Each product must be properly labeled in accordance with Illinois law, including:
 - Name of the product
 - All ingredients listed in descending order by weight
 - Allergen disclosures as required by law
 - Name and city/state of the Cottage Food Operator
 - The required statement: "This product was produced in a home kitchen not subject to public health inspection."
- Cottage Food vendors must display their **Cottage Food Registration Certificate** at their booth.

- Cottage Food vendors are responsible for collecting and remitting applicable Illinois sales tax.
- Sampling, if allowed, must comply with Winnebago County Health Department guidelines and must be approved in advance by Stateline Events.

10. Health, Safety & Vendor Conduct

- Booth areas must be kept clean and free of hazards.
- Smoking, vaping, or alcohol consumption within 10ft of the Roscoe Community Market grounds including vendor spaces is prohibited.
- Vendors must act professionally and respectfully toward customers, staff, and other vendors.
- Harassment, discrimination, or disruptive behavior will result in removal from the event.

10. Weather Policy

- Markets operate **rain or shine** unless canceled by Stateline Events due to unsafe conditions.
- Vendors are responsible for weather protection of products and equipment.
- No refunds will be issued due to weather unless explicitly stated.

11. Attendance, Cancellations & No-Shows

- Vendors must notify Stateline Events as early as possible if unable to attend.
- Repeated no-shows or late cancellations may result in denial of future participation.

12. Waste & Clean-Up

- Vendors must remove all trash, debris, and unsold items at the end of the market.
- Booth spaces must be left clean and undamaged.

13. Music, Generators & Electricity

- Music, generators, or electrical usage must be approved in advance.
- Generators must be quiet, safely placed, and properly maintained.
- Vendors are responsible for their own cords and power needs.

14. Enforcement & Violations

- Stateline Events reserves the right to enforce these rules at all times.
- Violations may result in warnings, removal from the market without refund, or suspension from future events.

15. Agreement

- Participation in any Stateline Events farmers market constitutes agreement to all rules listed above.
 - Stateline Events reserves the right to update or modify these rules as necessary.
-

Thank you for being part of a vibrant, respectful, and community-focused Stateline Events Farmers Market in Roscoe, Illinois.

Signature

Print Name

Business Name

Date

Zoning Board of Appeals Meeting of February 11, 2025**Application No. ZBA 2026-001 & 002****Applicant:** VCN Prairie LLC**Location:** 14165 North 2nd Street, PIN: 04-09-300-001 and 04-09-300-006**Requested Actions:** (1) A zoning map amendment rezoning a portion of the subject property from Urban Transitional (UT) to General Industrial (IG).

(2) A Special Use Permit Amendment to modify the previously approved Special Use Permit for extraction operations and a ready-mix concrete batch plant.

Existing Use: Extraction of sand and gravel and a concrete batch plant**Proposed Use:** Extraction of sand and gravel and a concrete batch plant**Existing Zoning:** General Industrial (IG) and Urban Transitional (UT) (Split Zoning)**Adjacent Zoning:**

- **North:** CG, Commercial General and R2, Two-Family Residential – South Beloit
- **East:** R-1, Single-Family Residential and R-A Rural Agricultural Residential –Unincorporated Winnebago County
- **South:** General Industrial (IG) and Urban Transitional (UT) -Roscoe & CC, Community Commercial – Unincorporated Winnebago County
- **West:** PLI, Public Lands and Institutions – South Beloit

Executive Summary: The applicant is requesting a zoning map amendment to rezone a portion of the property from Urban Transitional (UT) to General Industrial (IG), as extracting and mining activities are not permitted in the UT district but are allowed in the IG district as Special Use. In addition, the applicant is proposing an amendment to the approved Special Use Permit for extraction and a concrete batch plant. The amendment would allow for a physical expansion of the mining area on the property, increase the length of time mining operations will continue, and change the reclamation plan.

Background and History: Rodgers Ready Mix, located at 14165 2nd Street, was annexed into the Village of Roscoe in 1997. As part of the annexation, a pre-annexation agreement granted a Special Use Permit for “Tract 4” within the IG, General Industrial District. This Special Use Permit allowed for the extraction of sand and gravel, as well as the construction and operation of a concrete ready-mix batch plant and related facilities.

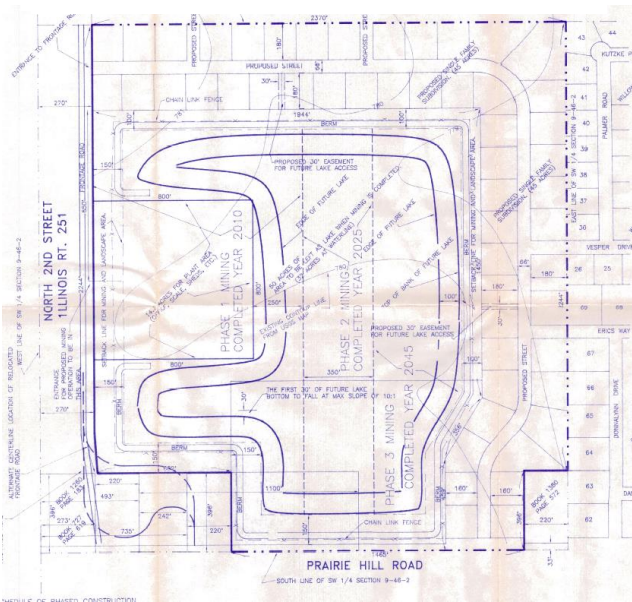
The original Special Use Permit incorporated conditions of approval that:

- Prohibited blasting or the use of explosives for material extraction
- Required necessary road improvements
- Ensured provision of water and sewer services
- Required implementation of a reclamation plan
- Set limits on the duration of the mine’s operation.

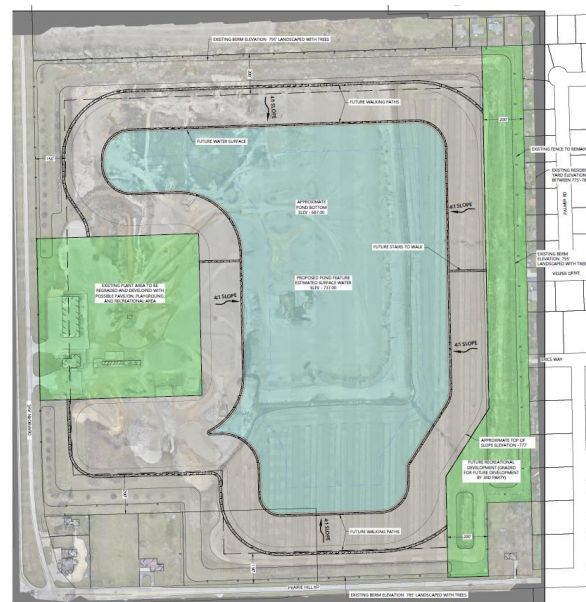
The owner was required to develop the property in accordance with the approved site plan. The Special Use Permit was originally approved to remain in effect through 2045, at which time mining operations were to cease, and the property was to be reclaimed and developed as a lake with single-family residential development along the north and east sides of the lake.

Previous mining operations extended north into areas originally designed for future residential development, which have already been excavated and are unsuitable for housing due to ground stability. The current owner is seeking to bring the site into compliance and request approval to expand mining operations to the north and east, including areas currently zoned UT.

Original Reclamation Plan and Mining Sequence



Proposed Reclamation Plan



Zoning Map Amendment

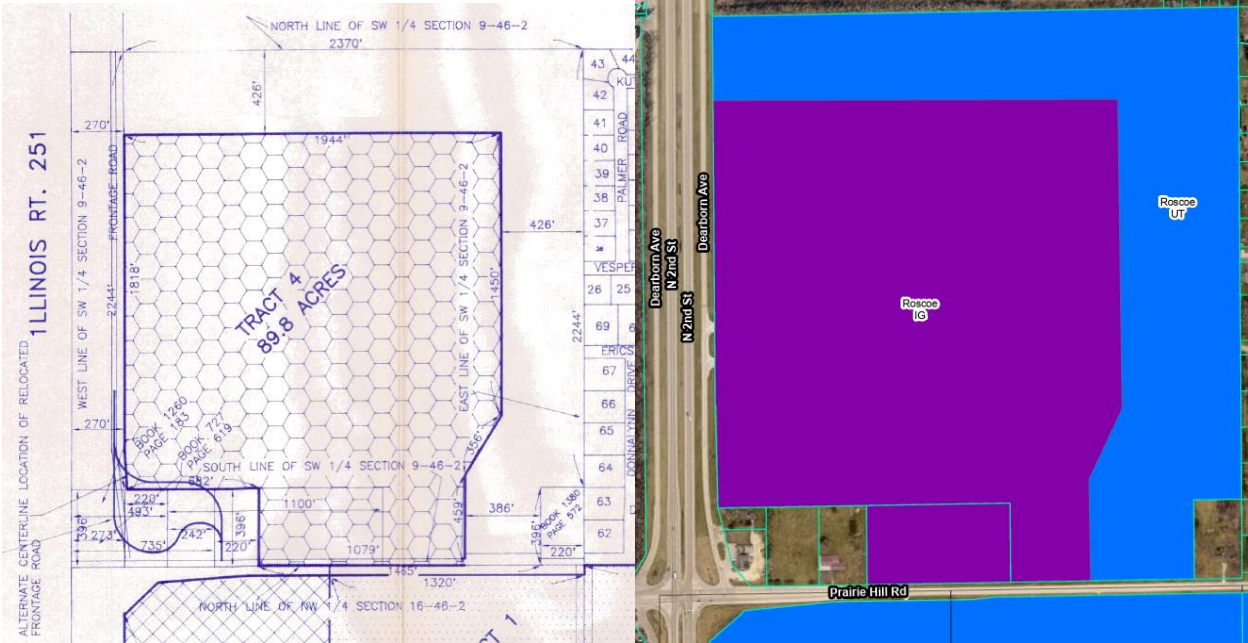
Staff Review: PIN 04-09-300-001 has split zoning, with Industrial General (IG) covering most of the quarry site and a strip of land along the north and east boundaries zoned Urban Transitional (UT). This zoning arrangement is consistent with the original reclamation plan, which proposed single-family residential development in these areas. As noted previously,

mining activity occurred outside the originally approved area where residential development was anticipated under the reclamation plan. Developing housing is not ideal anymore. As ownership has changed, the new owners seek to bring the operation into compliance with current regulations and to provide an updated reclamation plan that can be feasibly implemented upon the cessation of mining operations.

The portion of PIN 04-09-300-001 zoned Urban Transitional (UT) currently contains no structures, and the applicant has no plans for development in this area. The northern portion of the UT-zoned land is actively used for mining, while the eastern portion is used for agricultural production. Both areas are separated from adjacent properties by fencing and a berm with landscaping, which buffers the mining operations and screens the site from public view. The existing fencing, berm, and landscaping shall be maintained as part of the approval.

Original Site Plan

Current Zoning Map



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.

District Standard	IG, General Industrial	Existing Conditions
Lot Size	40,000 square feet	5,590,197 square feet /128.4 Acres
Lot Width	120 linear feet	+/- 2,250 feet
Lot Depth	150 linear feet	+/- 2,405 feet
Development Setback Standards		
Front Setback	½ of ROW (162 ft) or 50 ft. whichever is greater	+/- 115 feet
Side Setback	10 percent of the lot width (225 ft)	+/- 865 Feet (S) +/- 1,160 Feet (N)
Rear Setback	30 feet	+/- 2,205 Feet

Engineering Comments: Engineering has no concerns with the SUP amendment. As previously discussed, the applicant is not proposing any operational changes that would impact access, utilities, stormwater management, or other engineering-related considerations. While the reclamation plan will require formal permitting at the conclusion of mining operations, those operations are anticipated to continue through 2095. As a result, staff does not find it beneficial to identify specific permitting requirements at this time, as regulatory standards are likely to change prior to implementation of the reclamation plan.

Special Use Permit Procedure: A Special Use Permit (SUP) is an approval that allows land use that is not automatically permitted under zoning rules but may be allowed if specific conditions are met. Section 15-780 outlines the procedure for a Special Use Permit. The ZBA must hold a public hearing for each proposed SUP. Within 45 days following the public hearing, the ZBA must make a favorable finding as to whether the SUP 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 approval to the Village Board.

Per Section 15-780(c)(2) of the Zoning Code, the Zoning Board of Appeals shall find all the following facts true:

- 1. The proposed location of the special use and conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;**

The proposed Special Use Amendment will not be detrimental to the public health, safety, or welfare, nor materially injurious to nearby properties. Mining and ready-mix operations have existed on the site for several decades with no issues. The proposed site plan changes correct areas mined under prior ownership and allow for continued operation under updated and clearly defined conditions.

- 2. The establishment of the special use will not impede the normal or orderly development of the surrounding property for uses permitted in the district;**

The amendment and continuation of the Special Use will not impede the normal or orderly development of surrounding properties. The property has long functioned as an industrial quarry and ready-mix facility, and surrounding development patterns have evolved with this use in place. The proposed amendment recognizes that certain areas originally planned for future residential development have already been excavated and are no longer suitable for such use. The site plan has been revised to align with existing site conditions and to support a logical and orderly long-term land use, while avoiding negative impacts on nearby properties.

3. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;

Adequate utilities, access roads, drainage, and necessary facilities have been provided and will continue to be maintained to support the proposed use. The site has existing access, infrastructure, and operational facilities that have supported mining and concrete production activities for many years. Per the previous approval, the property owner is responsible for providing all water and septic to the site at no cost to the Village.

4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion; and

Adequate measures have been implemented and will continue to be maintained to ensure safe ingress and egress to the site while minimizing traffic congestion. The amendment is not expected to substantially change traffic patterns.

5. The proposed Special Use will, in all other respects, comply with each of the applicable provisions and regulations of the district in which it is located.

The proposed Special Use Amendment will otherwise comply with all applicable provisions and regulations of the district. Blasting and the use of explosives remain prohibited, and all operations will continue to be subject to applicable local, state, and federal regulations, ensuring the ongoing protection of surrounding properties and the public.

Staff Recommendation: Staff recommends **approval** of a Special Use Permit Amendment to modify the previously approved Special Use Permit for extraction operations and a ready-mix concrete batch plant, for the property located at 14165 2nd PIN: 04-09-300-001 and 04-09-300-006, based on the above Findings of Fact and subject to the following conditions of approval:

1. The property owner shall maintain compliance with all applicable local, state, and federal regulations governing mining operations, including all required permits and approvals.

2. Mining operations shall be conducted in a manner that minimizes noise, vibration, dust, and other off-site impacts.
3. Mining activities shall be limited to the areas shown on the approved site plan and phased mining plans.
4. Any expansion beyond the approved mining limits shall require prior review and approval by the Village.
5. The existing fencing along the property lines shall be maintained, and when it reaches the end of its useful life, it shall be replaced with code-compliant fencing material.
6. The existing berm and associated landscaping along property lines shall be maintained to ensure adequate buffering and screening between the mining operation and adjacent properties as shown on the updated plans.
7. Reclamation shall occur in accordance with the approved reclamation plan and applicable regulations at the cessation of mining activities or upon expiration of the Special Use Permit whichever comes first.
8. The Special Use Permit shall be extended through the year 2095, subject to continued compliance with all conditions of approval.



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

ZONING BOARD of APPEALS APPLICATION

GENERAL INFORMATION

Applicant

Name: VCNA Prairie LLC

Address: 7901 W. 79th Street, Bridgeview, IL 60455

Phone: 815-848-2269 Email timothy.kenney@vcimentos.com

Applicant's Interest in Subject Property: Recent change of ownership of existing quarry.

Owner (if different from Applicant)

Name: Same as Applicant

Address: _____

Phone: _____ Email _____

SUBJECT PROPERTY

Address of Property: 14165 North 2nd St, & Prairie Hill Rd, South Beloit, IL 61080

Current Zoning Classification of Property: **IG**

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:

See Attachment 1

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

Attached as Attachment 2 is the Warranty Deed

Property Identification Number (PIN): See attached deed

Township: _____

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

Yes No Trust No. _____

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

Requested Action (check as many as are applicable)

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

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

See Attachment 1.

Consultants

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

Village Officials or Employees

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

Repeat Application

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

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

Required Submittals

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

Certifications

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

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

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

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

VCNA Prairie LLC

VCNA Prairie LLC

Name of Applicant

Name of Owner

Signed by:
Mlden Adiloff

Signed by:
Mlden Adiloff

Signature of Applicant

Signature of Owner

1/14/2026

1/14/2026

Date

Date

FOR OFFICE USE ONLY

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

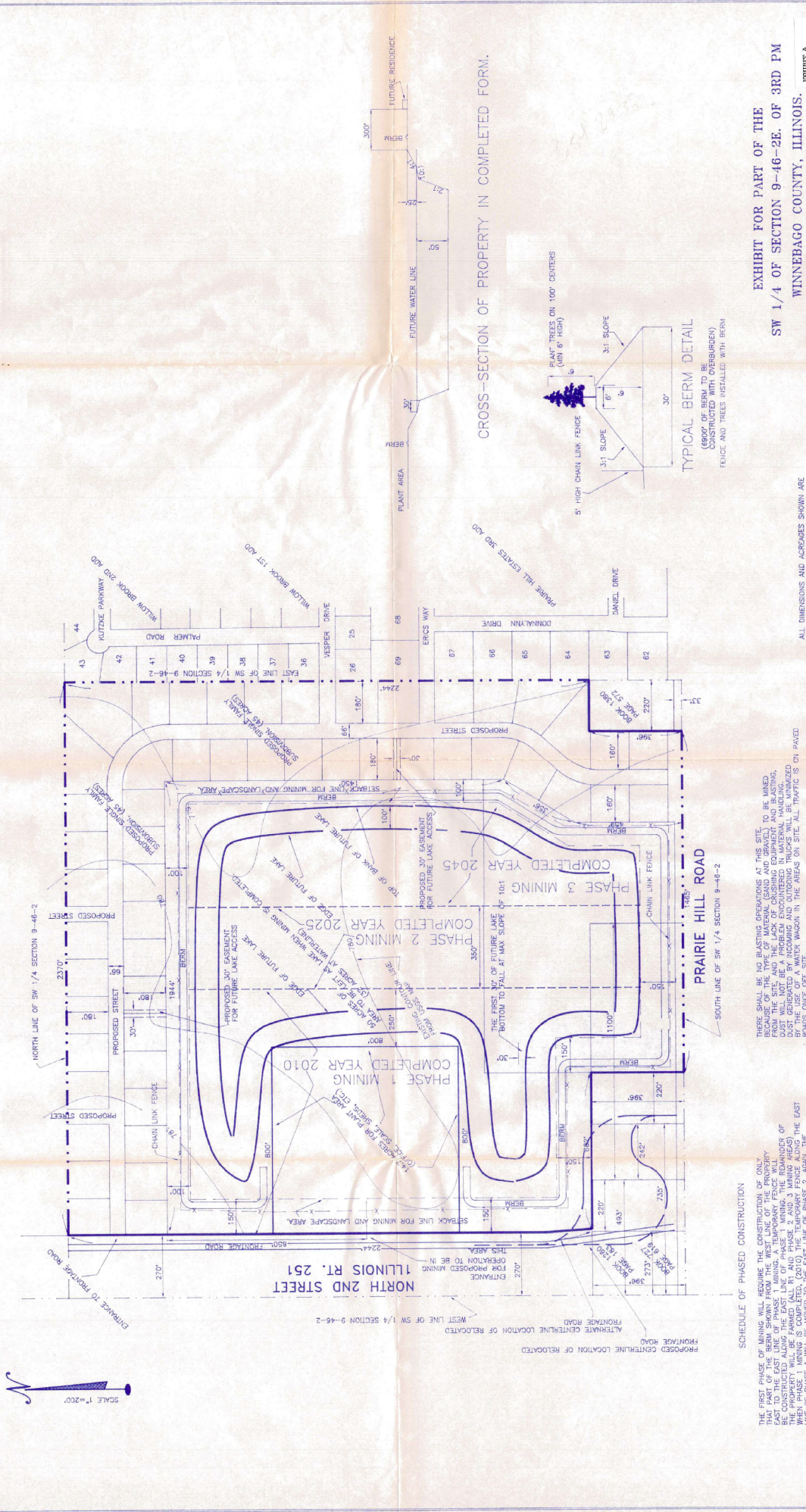


EXHIBIT FOR PART OF THE
 SW 1/4 OF SECTION 9-46-2E. OF 3RD PM
 WINNEBAGO COUNTY, ILLINOIS. EXHIBIT A

HERITAGE ENGINEERING, LTD.
 435 S. PRAIRIE AVENUE
 WINNEBAGO COUNTY, ILLINOIS 61083-1424
 PHONE NO. 815/728-1424 FAX 815/728-3718

DATE: 11/20/06
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN
 SHEET NO. 3424 OF 3424

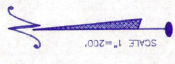
ALL DIMENSIONS AND LOCATIONS SHOWN ARE
 SUBJECT TO A FINAL SURVEY

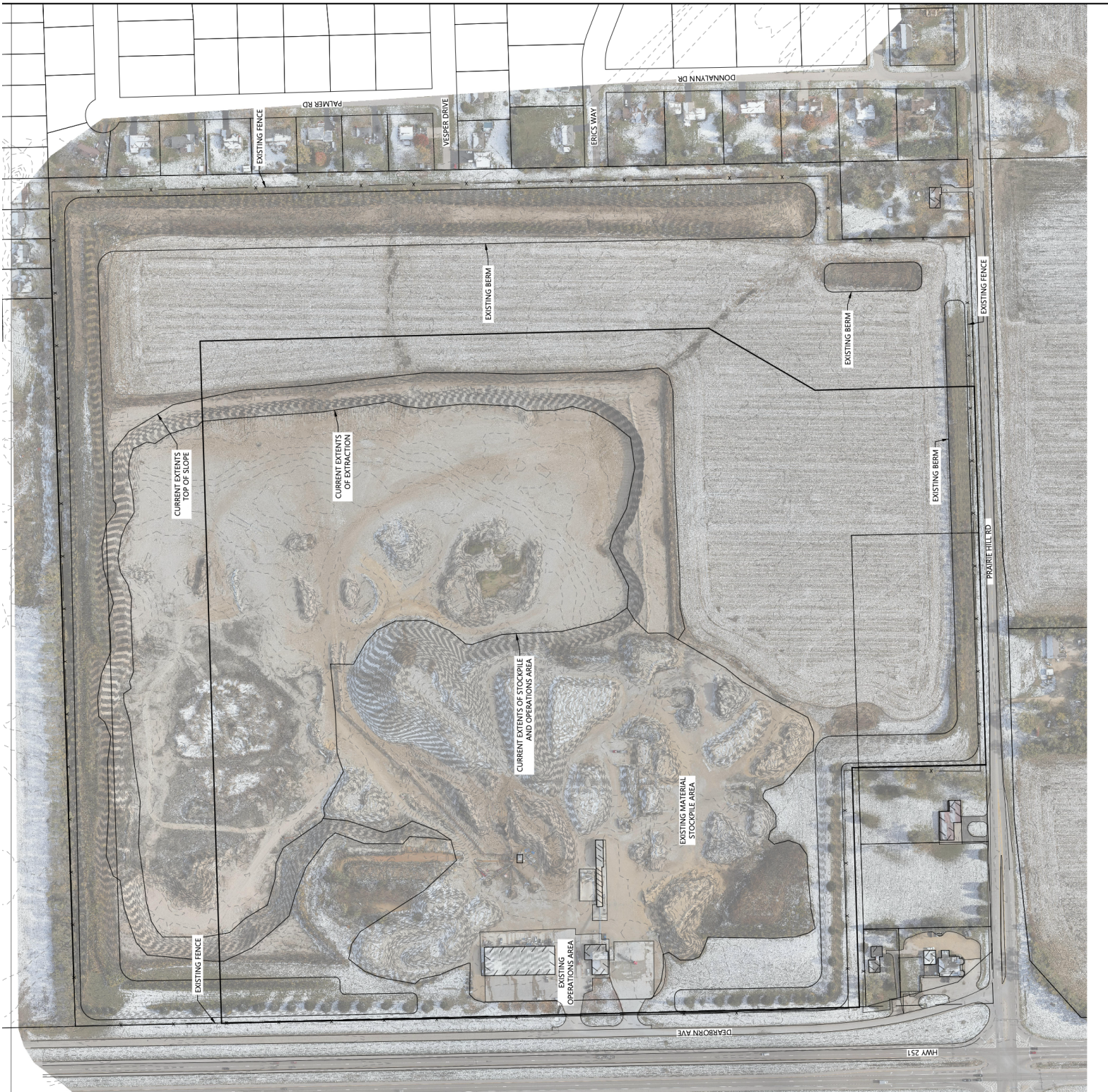
10.76 ACRES MINING AREA AND 14.7 ACRES PLANT AREA
 11-20-85
 02-13-96
 07-13-96
 45 ACRES TO BE ZONED R1.

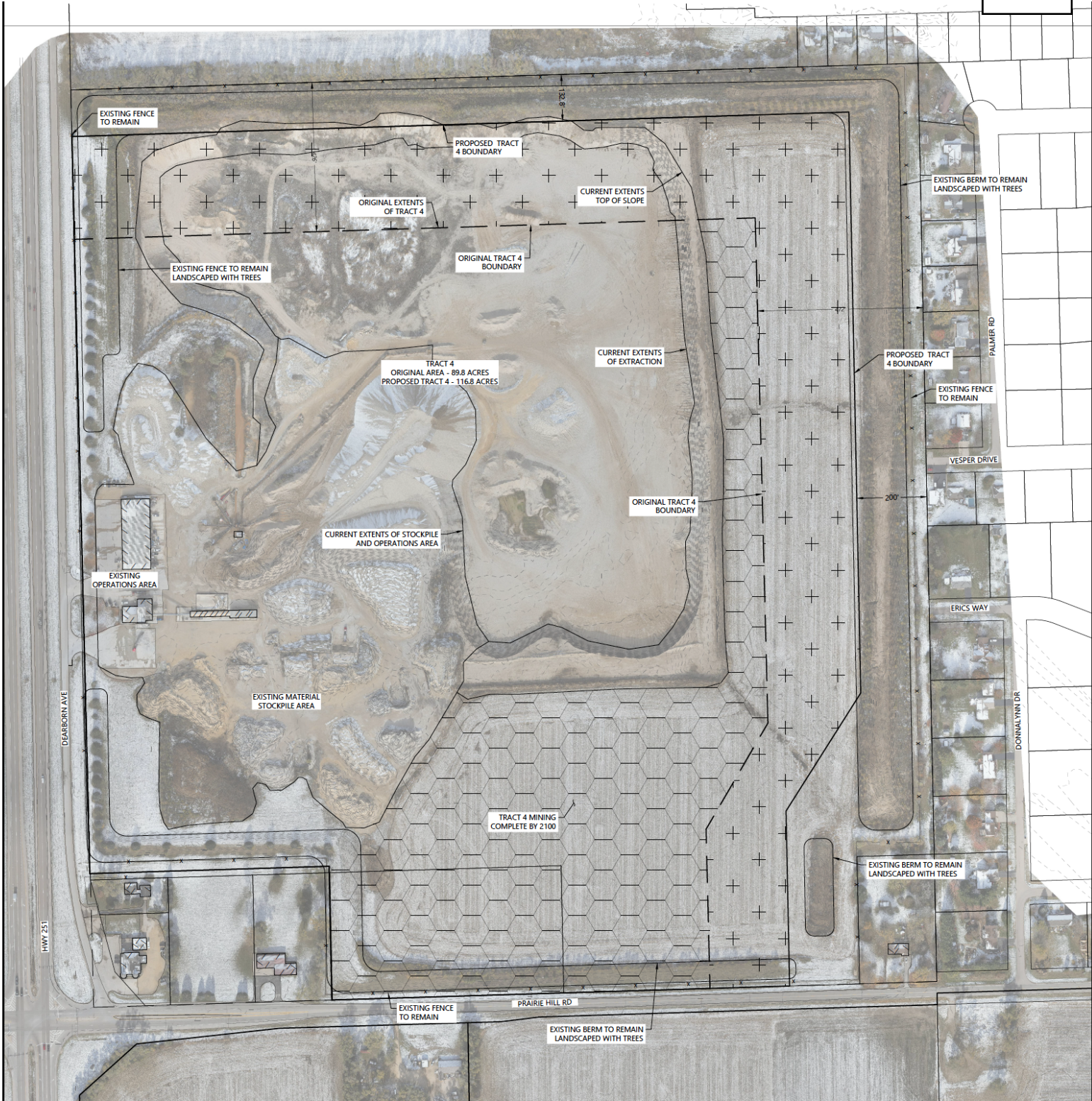
THERE SHALL BE NO BLASTING OPERATIONS AT THIS SITE. TO BE MINED BECAUSE OF THE TYPE OF MATERIAL (SAND AND GRAVEL) TO BE MINED. DUST WILL NOT BE A PROBLEM ENCOUNTERED IN MATERIAL HANDLING. DUST GENERATED BY DRILLING AND OUTCROPPING ON SITE SHALL BE TRAPPED ON PAVED ROADS ONCE OFF SITE.

SCHEDULE OF PHASED CONSTRUCTION

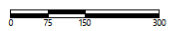
THE FIRST PHASE OF MINING WILL REQUIRE THE CONSTRUCTION OF ONLY THAT PART OF THE BERM SHOWN FROM THE WEST LINE OF THE PROPERTY TO THE EAST LINE OF PHASE 1 MINING. THE REMAINDER OF THE PROPERTY WILL BE PHASED (ALL R1) AND PHASE 2 AND 3 MINING AREAS BE CONSTRUCTED ALONG THE EAST LINE OF PHASE 1 MINING. THE EAST LINE OF PHASE 1 WILL BE MOVED TO THE EAST LINE OF PHASE 2. AGAIN, THE REMAINDER OF THE PROPERTY WILL BE PHASED. THE BERM WILL BE EXTENDED ACROSS PHASE 2 TO THE WEST LINE OF PHASE 3. WHEN PHASE 2 MINING BEGINS, WHEN THE BERM IS COMPLETED, PHASE 3 MINING WILL BE COMPLETED. THE R1 PROPERTY WILL STILL BE PHASED UNTIL THE COMPLETION OF THE PHASE 3 MINING IN APPROX 2045. AT THAT TIME THE EXISTING QUARRY WILL BE RECLAMED AS PER THE RECLAMATION PLAN AT THAT TIME.





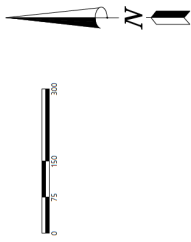




LEGEND



-  TRACT 4
-  TRACT 4 EXPANSION AREA



SITE RESTORATION SPECIFICATIONS:

Complete topsoil spreading over site, and prepare seed bed with discs, harrows, or other appropriate equipment to reasonably even and loosen seedbed. Install seed mixture No. 75 in accordance with WisDOT specification 630 at rate of 0.7 pounds per 1,000 square feet.

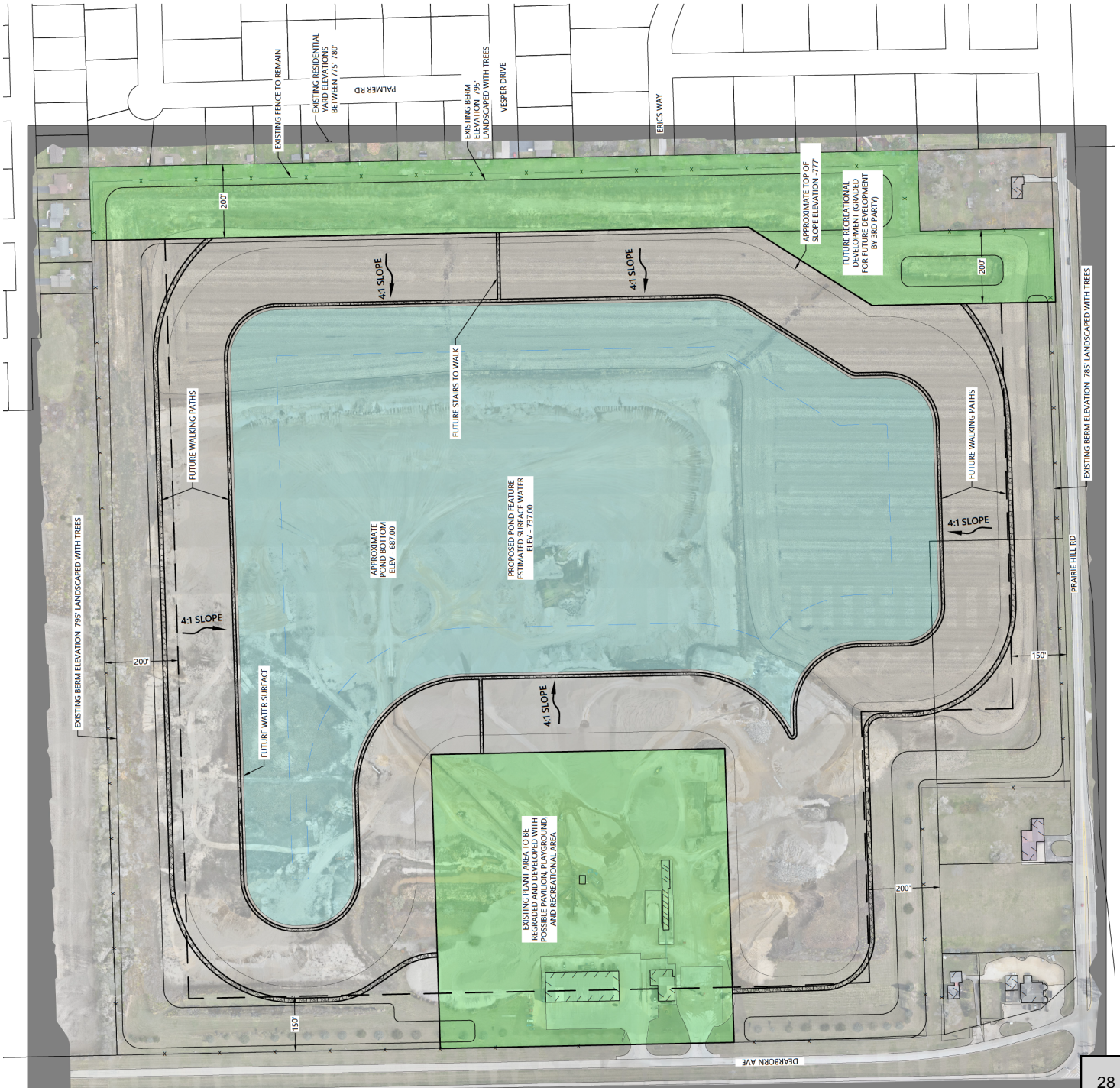
If seeding prior to June 15, use annual oats nurse crop at a rate of 0.8 pounds per 1,000 square feet.

If seeding after October 15, use winter wheat or annual ryegrass nurse crop at a rate of 0.8 pounds per 1,000 square feet.

Native Seed Mixture No. 75 Details

Species - Mixture Portions

- Purple Prairie Clover - 4%
- Blue-eyed Grass - 4%
- Big Bluestem - 10%
- Sideoats Grama - 20%
- Canada Wildrye - 35%
- Annual Ryegrass - 10%
- Little Bluestem - 10%
- Indiangrass - 10%



Item # 3.

NOTES:

All mine vertical walls will be removed by the contractor and replaced with onsite materials to create max 4:1 slopes.

**ZONING BOARD OF APPEALS
VILLAGE OF ROSCOE**

**Zoning Board of Appeals Meeting of February 11, 2026
Application No. ZBA 2026-002: 14165 N. 2nd Street**

Special Use Findings per Section 15-780(c)(2) of the Zoning Ordinance.

- 1. The proposed location of the special use and conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;**

The proposed Special Use Amendment will not be detrimental to the public health, safety, or welfare, nor materially injurious to nearby properties. Mining and ready-mix operations have existed on the site for several decades with no issues. The proposed site plan changes correct areas mined under prior ownership and allow for continued operation under updated and clearly defined conditions.

- 2. The establishment of the special use will not impede the normal or orderly development of the surrounding property for uses permitted in the district;**

The amendment and continuation of the Special Use will not impede the normal or orderly development of surrounding properties. The property has long functioned as an industrial quarry and ready-mix facility, and surrounding development patterns have evolved with this use in place. The site plan has been revised to align with existing site conditions and to support a logical and orderly long-term land use, while avoiding negative impacts on nearby properties.

- 3. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;**

Adequate utilities, access roads, drainage, and necessary facilities have been provided and will continue to be maintained to support the proposed use. The site has existing access, infrastructure, and operational facilities that have supported mining and concrete production activities for many years. Any infrastructure that may be required at the site for any continued or proposed future uses remains the responsibility of the property owner.

- 4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion; and**

Adequate measures have been implemented and will continue to be maintained to ensure safe ingress and egress to the site while minimizing traffic congestion. The amendment is not expected to substantially change traffic patterns.

- 5. The proposed Special Use will, in all other respects, comply with each of the applicable provisions and regulations of the district in which it is located.**

The proposed Special Use Amendment will otherwise comply with all applicable provisions and regulations of the district. Blasting and the use of explosives remain prohibited, and all operations will continue to be subject to applicable local, state, and federal regulations, ensuring the ongoing protection of surrounding properties and the public.

The Zoning Board of Appeals recommends approval of a Special Use Permit Amendment to modify the previously approved Special Use Permit for extraction operations and a ready-mix concrete batch plant, for the property located at 14165 2nd PIN: 04-09-300-001 and 04-09-300-006, based on the above Findings of Fact and subject to the following conditions of approval:

1. The property owner shall maintain compliance with all applicable local, state, and federal regulations governing mining operations, including all required permits and approvals.
2. Mining operations shall be conducted in a manner that minimizes noise, vibration, dust, and other off-site impacts.
3. Mining activities shall be limited to the areas shown on the approved site plan and phased mining plans.
4. Any expansion beyond the approved mining limits shall require prior review and approval by the Village.
5. The existing fencing along the property lines shall be maintained, and when it reaches the end of its useful life, it shall be replaced with code-compliant fencing material.
6. The existing berm and associated landscaping along property lines shall be maintained to ensure adequate buffering and screening between the mining operation and adjacent properties as shown on the updated plans.
7. Reclamation shall occur in accordance with the approved reclamation plan and applicable regulations at the cessation of mining activities or upon expiration of the Special Use Permit whichever comes first.
8. The Special Use Permit shall be extended through the year 2095, subject to continued compliance with all conditions of approval.

Zoning Board of Appeals Meeting of February 11, 2026**Application No. ZBA 2026-003**

Applicant:	Village of Roscoe
Location:	N/A
Requested Action:	Text Amendments to Chapters 150 & 155 Village Code of Ordinances
Existing Use:	N/A
Proposed Use:	N/A
Existing Zoning:	N/A
Adjacent Zoning:	N/A

Description: After reviewing the City's Code with Staff, the following amendments are proposed in the interest of addressing existing inconsistencies, promoting clarity, readability, and administration. The sections below contain proposed changes to the code along with a description of the issue. Engineering submitted suggested edits on 02/03/2026 to Sections 15-522 (Fence Regulations) and 15-560 (Data Centers), which have been incorporated into the redline markup for those sections. Redline markups of each proposed text amendment are attached to this report.

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 by ensuring regulations remain current, clear, and align with community goals.

Staff Recommendation: Staff recommends **approval** of the requested zoning text amendments to Chapters 150 and 155 of the Village Code of Ordinances, including the recommended findings of fact.

Chapter 150: Building and Construction

1. Section 15-11. Architectural Review

Proposed Change(s): Removal of section from code.

Description of Issue: The term Architectural Review referred to a process used before the 2021 Zoning Code Update. As part of that update, the Architectural Review process was formally replaced with Design Review. This reference appears to be the only remaining instance of the former terminology within the Municipal Code. Its continued inclusion serves no functional purpose and creates confusion. It is likely that this reference was inadvertently left in place following the 2021 update.

Chapter 155: Zoning Regulations

2. Section 15-436. Commercial Permitted Uses

Proposed Change(s):

- Personal Services permitted in CO, Limited Office District
- Hotel permitted in CR, Retail and Service Commercial District
- Automobile Repair, Service, and Sales changed from permitted to a special use in CG, General Commercial and CH, Highway Commercial Throughfare District
- Repair Shops changed from permitted to a special use in CG, General Commercial and CH, Highway Commercial Throughfare District
- Removal of Mini Warehouse (Warehouse, Self-Storage) from the Commercial permitted uses.
- Food Trucks permitted as an accessory use in CO, Limited Office District

Description of Issue: The commercial zoning district is intended to support active, people-oriented uses. Personal services, hotels, and food trucks generate pedestrian activity and are generally compatible with other commercial businesses. In contrast, auto sales, auto repair, and self-storage are land-intensive, with potential impacts related to traffic, noise, and visual character. Applying additional standards to these uses helps ensure compatibility while preserving prime commercial sites for community-serving activities.

3. Section 15-460. Industrial Permitted Uses

Proposed Change(s):

- Addition of Automobile and Services to the table as a special use in IL, Light Industrial, and permitted in IG, General Industrial, and IH Heavy Industrial.
- Addition of Data Center as a special use in IH, Heavy Industrial
- Warehouses and Wholesale trade as permitted in IG, General Industrial
- Warehouse, self-storage added as permitted use in IL, Light Industrial, and IG, General Industrial.
- Food Trucks permitted as an accessory use in IL, Light Industrial and IG, General Industrial.

Description of Issue: These updates improve alignment between land uses and the intended function of each industrial zoning district while increasing flexibility and economic opportunity. Overall, these changes promote economic development, respond to evolving market demands, and provide clearer, more predictable zoning standards.

4. Section 15-492 and 15-493. Special District Regulations

Proposed Change(s):

- Replacement of the term industrial with special.
- Removal of Bed and Breakfast as a permitted use in the PC, Public/Conservancy District
- Food Trucks permitted as an accessory use in HC, Health Care, MS-C Main Street Core, and MS-Main Street Edge.

Description of Issue: These updates clarify terminology, improve consistency with district intent, and better align permitted uses with desired development patterns.

5. Section 15-522. Fence Regulations

Proposed Change(s):

- Amending the lot line setback from two feet to three feet.
- Clarification that no fence shall obstruct a stormwater and/or drainage easement without a release being signed.
- Regulations for warehouse and self-storage facilities

Description of Issue: Improved standards will streamline permit review and support consistent code administration.

6. Section 15-549. Food Trucks

Proposed Change(s):

- Not permitted as a primary use.
- Not allowed on residential properties unless authorized by a Special Event Permit and be at least 50 feet from the front entrance of a restaurant.

Description of Issue: These updates provide clear, practical rules for food trucks, ensuring safety and compatibility while still allowing them reasonable opportunities to operate and support local businesses.

7. Section 15-553. Mobile Home Parks

Proposed Change(s): Removal of “in a required front yard or” from the code.

Description of Issue: Removing the phrase “in a required front yard or” clarifies the standard, making it easier to interpret and enforce.

8. Section 15-560. Data Centers

Proposed Change(s): New section establishing use and standards. Drainage has been added to the list of potential impact studies required by the Village.

Description of Issue: Large-scale data centers have been proposed throughout the region; however, the Village of Roscoe has not yet received any inquiries about them. This trend is likely to persist. Given that the use of data centers is relatively new and rapidly evolving, it is recommended that a proactive approach be taken in the Zoning Code. This approach specifies where data centers are permitted and establishes standards for their development and operation.

9. Section 15-619. Off-Street Parking Requirements

Proposed Change(s): Adding parking requirements for data centers

Description of Issue: Establishing required parking standards for the new use.

10. Section 15-690, 15-691, 15-692. Permitted Sign Types and Standards for Permanent and Temporary Signs

Proposed Change(s):

- MS-C, Main Street Core and MS-E, Main Street -Edge districts, added to Table 15-690.
- The letter “C” was added to the PC, Public/Conservation District title and abbreviation throughout Article XII.
- MS-C, Main Street Core and MS-E, Main Street -Edge districts, have been added to the standards for permanent and temporary signs.

Description of Issue: Signage standards need to be established for MS-C and MS-E districts. The PC District title has been updated to include the letter “C” for clarity and consistency.

11. Section 15-752. Definitions

Proposed Change(s):

- Addition of data center definition.
- Expanded language for Light Industrial.
- Removal of “required” from the definition of yard.

Description of Issue: These updates improve clarity, consistency, and administration of the zoning code.

CODE OF ORDINANCES
Title XV - LAND USE
CHAPTER 150. BUILDINGS AND CONSTRUCTION

Sec. 15-11. Architectural review.

- (a) ~~No person shall perform any land development and/or construction of a new dwelling, requiring the issuance of any village permit, without first obtaining an architectural review certificate of approval from the village zoning board of appeals (ZBA).~~
- (b) ~~Any person seeking an architectural review certificate of approval shall submit to the ZBA any and all maps, design drawings, blueprints, sign plans, lighting plans, landscape plans and/or site plans associated with the land development and/or new construction project for which the architectural review certificate of approval is sought.~~
- (c) ~~The ZBA shall review all applications and accompanying documents and either grant or deny the application within 30 days of the receipt of the application.~~
- (d) ~~If the ZBA denies an application, the ZBA shall provide to the applicant reasons for such denial.~~
- (e) ~~All approvals and denials by the ZBA under this section shall be submitted to the village board for final decision.~~

~~(Code 2007, § 150.21; Ord. No. 2008-10, 2-7-2008)~~

CODE OF ORDINANCES
 Title XV - LAND USE
 CHAPTER 155. - ZONING REGULATIONS
 ARTICLE IV. COMMERCIAL DISTRICT REGULATIONS

Sec. 15-436. Commercial permitted uses.

Permitted and special uses lists permitted and special uses for all commercial 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) *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 15-436. Commercial Districts-Permitted and Special Uses

	CR	CG	CH	CO
Residential				
Mixed use	P	P		
Multifamily	S	S	S	S
Live/work unit	P	P		
Commercial				
Retail				
Convenience stores	P	P	P	
Garden supplies		P	P	
Retail trade	P	P	P	
Gift and/or antique shops	P	P	P	P
Pawn shop		S	S	
Food and Beverage Retail Sales				
Restaurants	P	P	P	P
Restaurant with drive-thru or drive-in	S	P	P	
Bar, tavern, microbrewery, taproom, or tasting room	P	P	P	P
Cafe, coffee shop/tea shop	P	P	P	S
Personal Service				
Personal services	P	P	P	P
Beauty shop and barbershop	P	P	P	S
Massage parlor/day spa		S	S	
Funeral homes		P		S
Tailor or dressmaker	P	P	P	S
Entertainment and Recreation				
Drive-in theaters			S	

Amusement and recreation services		P	P	
Amusement parks			S	
Parks	P	P	P	P
Boat launching ramps			S	
Carnival, circuses, and other transient amusement enterprises			S	
Sports stadiums			S	
Lodging				
Hotel	<u>P</u>	P	P	
Boardinghouses	S	S	S	
Bed and breakfast	S	S	S	
Financial Services				
Financial institutions	S	S	S	P
Professional Office/Studio				
Business services	P	P	P	S
Professional services	P	P	P	S
Business and professional offices				P
kennel/boarding facility		P	P	
Tattoo parlor	S	S	S	S
Medical, dental, and counseling office (excluding clinics)	P	P	P	P
Vehicles and Equipment Sales and Service				
Automobile repair and services		<u>SP</u>	<u>SP</u>	
Automotive sales		<u>SP</u>	<u>SP</u>	
Short term lease of passenger or non-passenger vehicles		S	S	
Automotive, implement, and recreational vehicle sales			P	
Car wash		P	P	
Repair shops		<u>SP</u>	<u>SP</u>	
Service stations		P	P	
Other				
Daycare centers	P	P	P	
Parking	S	S	S	
Mini-warehouses		S	S	
Auction sales room		S	S	
Building material yard		S	S	
Contractors' equipment rental yards		S	S	
Contractors' storage yards		S	S	
Lumber yards, not including planning or sawmills		S	S	
Stone and monument yards		S	S	

Second-hand sales conducted entirely inside a building		S	S	
Welding shops		S	S	
Any drive-up or drive-through facilities and services incidental to a permitted or special use	S	S	S	S
Adult Use Cannabis				
Adult use cannabis craft grower organization			S	
Adult use cannabis cultivation organization			S	
Adult use cannabis dispensing organization	S	S	S	
Adult use cannabis infuser organization			S	
Adult use cannabis processing organization			S	
Industrial				
Light industrial uses permitted in section 15-460, IL district, provided that all of the conditions prescribed by subsection (b) of this section are met and provided that no motor power other than electrically operated motors shall be used	S	S	S	
Light industrial uses permitted in section 15-460, IL Light Industrial District, provided that all of the conditions prescribed by subsection (b) of this section are met		S	S	
Institutional				
Place of worship		P	P	
Parsonages, parish houses, monasteries, convents, and other religious institutions	S	S	S	
Schools		P	P	
Charitable institutions	S	S	S	
Community service organization-multiple uses				S
Hospitals, sanitariums, and nursing homes	S	S	S	
Private museums				S
Library				S
Community Facilities (Public Service)				

Civic uses	P	P	P	
Essential services	P	P	P	
Public utility, public facility and public services, pumping stations, power stations, equipment building and installations, drainageways and structures, water storage tanks	S	P	P	S
Other				
Accessory structures and uses, not including warehouses, on the same site as a permitted use	P	P	P	
Accessory structures and uses located on the same site as a permitted use		S	S	
Accessory structures and uses located on the same site as a special use	S	S	S	S
Clubs and associations		P	P	
Required off-street parking facilities located on a site separated from the use which the facilities serve, as prescribed by article X of this chapter	S	S	S	
Food truck	P	P	P	<u>P</u>
Temporary seasonal sales	P	P	P	

CODE OF ORDINANCES
 Title XV - LAND USE
 CHAPTER 155. - ZONING REGULATIONS
 ARTICLE V. INDUSTRIAL DISTRICT REGULATIONS

Sec. 15-460. Industrial 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 15-460.
- (3) *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 15-460. Industrial Districts-Permitted and Special Uses

	<i>IL</i>	<i>IG</i>	<i>IH</i>
Agriculture			
Agricultural services			P
Live storage, slaughtering, or dressing of livestock			S
Commercial			
Machinery sales and rentals	P	P	P
Theaters, outdoor drive-in	S	S	S
Brewery, winery, distillery with or without tasting room	S	S	
Adult uses			S
Automobile Repair and Service	<u>S</u>	<u>P</u>	<u>P</u>
Adult Use Cannabis			
Adult use cannabis craft grower organization	S	S	S
Adult use cannabis cultivation organization	S	S	S
Adult use cannabis dispensing organization	S		
Adult use cannabis infuser organization	S	S	S
Adult use cannabis processing organization	S	S	S
Adult use cannabis transporting organization			S
Industrial			
Data center			<u>S</u>
Industrial light	P	P	P
Wholesaling and warehousing; local cartage and express facilities, but not including motor freight terminals	S	S	P
Asphalt plant			S

Bus terminals, bus garages, bus lots, street railway terminals, but not including motor freight terminals	S	P	P
Contractors—building construction			P
Contractors—heavy construction			P
Freight terminals			P
Manufacturing—heavy			P
Warehouses		PS	P
Warehouse, self-storage	P	P	
Wholesale trade		PS	P
Miscellaneous uses, as follows: railroad freight terminals, motor freight terminals, railroad switching and classification yards, repair shops, and roundhouses			P
Airport or aircraft landing fields		S	S
Junkyards and automobile wrecking yards			S
Stone and gravel quarries and crushing, grading, washing, and loading equipment and structures		S	S
Railroad roundhouses, maintenance buildings, and switching yards		S	S
Industrial—heavy			S
Community Facilities (Public Service)			
Electric substations	P	P	P
Fire stations	P	P	P
Police stations	P	P	P
Municipal or privately owned recreation buildings or community centers	P	P	P
Radio and television towers	P	P	P
Sewage treatment plants	P	P	P
Telephone exchanges	P	P	P
Water filtration plants	P	P	P
Water pumping stations	P	P	P
Water reservoirs	P	P	P
Public works yards	S	S	P
Utility facilities	S	S	P
Sewage treatment plants	S	S	S
Recreational			
Parks and recreation areas (public)	P	P	P
Stadiums, auditoriums and arenas	S	S	S
Other			
Temporary buildings for construction purposes, for a period not to exceed the duration of the construction	P	P	P

Accessory structures and uses	P	P	P
A trailer and/or modular unit may be used temporarily in conjunction with a use already allowed and in existence for a period not to exceed 1 year following the date on which the special use permit became effective when it shall lapse and become void	S	S	S
Food truck	<u>P</u>	<u>P</u>	

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

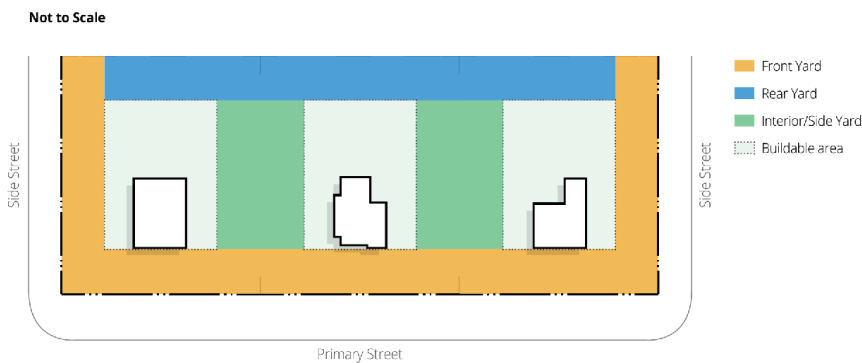
Sec. 15-492. Special district bulk standards.

All development in ~~industrial~~special 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

Sec. 15-493. Special district permitted uses.

Permitted and special uses lists permitted and special uses for all ~~industrial~~special 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) *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

	UT	HC	MS-C	MS-E	PC
Agriculture					
Agricultural, horticultural, forestry	P				P
Horse stables with the privilege to conduct exhibitions	S				S
Residential					
Single-family dwellings	S				S
Cottage Court Developments				S	
Townhouses			S	S	
Two-family dwellings				S	
Multifamily dwellings			P/S*	P/S*	
Mixed-use building			P*	P*	
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		S	P	P	

Barber/beauty shop		S	P	P	
Bookstore		S	P	P	
Flower shop		S	P	P	
Financial institution		S	P	S	
Convenience store		S	P	S	
Restaurant		S	S	S	S
Bar, tavern, microbrewery, taproom, or tasting room			S	S	S
Auditorium		S			
Laundry facility		S	P	S	
Dry cleaning shop		S	P	S	
Cafeteria operated as part of a hospital, nursing, retirement, or convalescent facility, assisted living facility or independent living facility		P			
Storage and maintenance buildings		S			
Professional offices			P	P	
Business services			P	P	
Personal services			P	P	
Gift and/or antique shop			P	S	
Retail trade			P	S	
Institutional					
Cemeteries	S				
Place of worship	S	S			
Educational institution	S				
Educational facilities		S			
Library			S	S	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	P	P	
Clubs and associations		P	P	P	
Helicopter pad		P			
Pharmacy		P	P	P	
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			S	S	P
Public service buildings			P	P	P
Police station	S		P	P	P
Fire station	S		P	P	P
Public utility, radio, television, cell towers					
Public utility offices			P	P	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		S			P
Noncommercial communication antennae		S			
Energy center or central power plants		S			P
Recreational					
Parks, forest preserves, and recreational areas (public)	P	P	S	S	P
Community recreation facilities			S	S	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	P				P

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;					
Food trucks		<u>P</u>	<u>P</u>	<u>P</u>	P
Accessory structures and uses, not including warehouses, on the same site as a permitted use	P				
Service buildings and facilities normally accessory to the permitted use	P				
Ground-mounted and building-mounted earth station dish and terrestrial antennas	S				
Roof-mounted solar collectors	P		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	

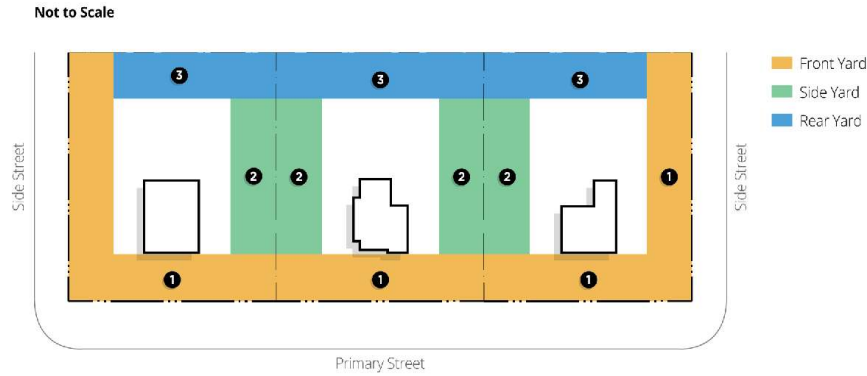
*Uses that utilize pre-approved building plans from the Village may be permitted by-right. Projects that do not utilize these plans shall require a special use permit.

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Sec. 15-522. Fence regulations.

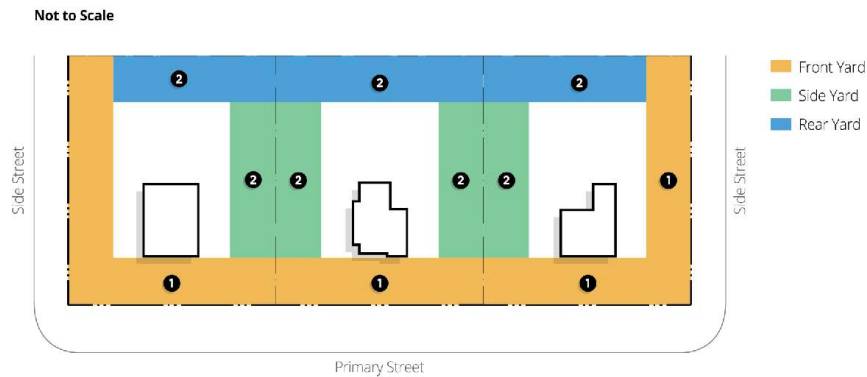
- (a) *Generally.* All fences erected within the village are required to comply with the following provisions, as well as all other provisions of this Code.
- (1) A fence may be located on a lot line, but no such fence shall protrude in full or part onto any adjacent property. A fence not located on a lot line shall be setback a minimum of ~~two~~three feet to accommodate fence and property maintenance.
 - (2) The fence height shall be measured from an established grade to the topmost section of the fence. When the grade forms a contour, the fence shall be required to maintain the same contour.
 - (3) All portions of a fence shall be constructed of consistent materials. Changes in materials or construction are permitted when doing so responds to a change in the function or context of the fence, such adjacent land use, visibility from the public street, etc.
 - (4) All fences shall be constructed of materials that are complementary of and integral to the structural system supporting it.
 - (5) All supporting poles must be placed on the inside of the property where the fence is erected, and the finished side must face out away from the property.
 - (6) No fence shall be constructed in any public right-of-way, landscape, or stormwater and/or drainage easement~~drainage easement~~. No fence shall obstruct a utility easement except when a release has been given in writing by the owner of the property absolving the village and/or utility company doing the work from all liability and damages resulting from the repair, inspection, maintenance, installation or removal of utilities. The village and/or utility company shall in no way be held liable for the replacement, repair, or re-erection of any fence within the easement.
- (b) *Fences, residential.* Any fence erected within a residentially zoned district must be in compliance with the following criteria, as well as all other provisions of this Code.
- (1) Front yards. Front and corner side yard fences shall not exceed four feet in height and shall be at least 50 percent open in the front yard.
 - (2) Side yards. No fence, except as provided for in other provisions of this Code, shall exceed six feet in height.
 - (3) Rear yards. No fence, except as provided for in other provisions of this Code, shall exceed six feet in height.
 - (4) A fence located in a residential area shall be of any suitable construction material or type, including decorative masonry or brick, finished wood, decorative metal, decorative vinyl, or other aesthetically appropriate systems.
 - (5) Residential fences shall not be constructed of unfinished or temporary materials of a primarily utilitarian nature, such as chicken wire, square welded mesh wire, chain link, barbed wire, electrically charged fence or wire, temporary snow fence, solid concrete block, or fence topped with sharp edged materials. However, vinyl coated chain link shall be allowed in rear yards only.

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Graphic 15-522(1). Residential Fences

- (c) *Fences, nonresidential.* Any fence erected within a nonresidential district must be in compliance with the following criteria as well as all other provisions of this Code.
- (1) Front yards. Front and corner side yard fences shall not be permitted.
 - (2) Side yards and rear yards. No fence shall exceed eight feet in height. No fence shall be allowed to extend past the front yard or the side yard building line on a corner lot, unless granted approval by the village.
 - (3) Any fence enclosure blocking access to any area or structure open to the public must meet the current accessibility criteria as established by the Americans with Disability Act (1990), 42 USC 12101 et seq., and the Illinois Accessibility Code, promulgated pursuant to 410 ILCS 25/4.



Graphic 15-522(2). Nonresidential Fences

- (d) *Construction.* Construction materials shall be the same as for residential districts, with the exception that barbed wire may be used within industrial districts. Barbed wire shall only be constructed above a height of eight feet from established grade, shall be turned to the inside of the property where erected, and not be closer than five feet from any public place or residential property. Construction and safety requirements shall be as follows:

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- (1) Every fence shall be designed to have a minimum life expectancy of 20 years, with the performance of the minimum necessary maintenance.
 - (2) All fences shall be designed and constructed to resist a horizontal wind pressure of 15 pounds per square foot (approximately 120 miles per hour winds).
 - (3) All fences shall have an exterior gate access to the enclosed property.
- (e) *Maintenance.* Fence maintenance shall be the responsibility of the property owner, in accordance with all provisions of this Code. Fences shall be maintained in accordance with the adopted property maintenance code of the county. The replacement of up to 20 lineal feet of fence shall be permitted without a permit.
- (f) *Warehouses, self-storage facilities.* Warehouses, self-storage facilities (also known as mini warehouses) that do not meet required front or street side yard setbacks and that are located on legal nonconforming lots, and that have multiple street frontages may install fencing within front or street side yards subject to the following:
- (1) Fences located within front or street side yards shall be a minimum of 50 percent open, shall not exceed a height of six feet, and shall be constructed of acceptable fence materials. Acceptable fence materials include coated chain-link, wood, aluminum, and vinyl. Chain-link fencing located within front or street side yards shall have all fence components, including posts and rails, coated with manufacturer-applied decorative coloring.

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Sec. 15-549. Food trucks.

- (a) Food trucks ~~are not permitted as a primary land use. Food trucks may operate only as an accessory use may only be established on sites which have an active open business during the hours of the food truck operations.~~
- (b) Sites for food trucks are required to have full public improvements (curb, gutter, sidewalk, access drive, etc.).
- (c) Food trucks shall locate on paved surfaces. Unimproved surfaces, landscaping areas, and required setback areas are prohibited. No food truck shall locate on dirt or gravel areas.
- (d) Food trucks shall obtain written permission from the private property owners, and upon demand shall provide it to authorized representatives of the village.
- (e) Only one food truck is allowed per site with the exception of special events approved by the village.
- (f) The food truck shall impact no more than four parking stalls on private property. Food vending shall be permitted into the adjacent stalls occupied by the food truck. Any furniture associated with the food truck shall be limited to the four-parking stall area.
- (g) Tables and chairs (furniture) shall be permitted and shall be located on improved and/or paved surfaces.
- (h) Tables and chairs located in parking stalls, landscape areas, or drive aisles shall be prohibited, excepting the four-parking stall area designated for vending.
- (i) Furniture shall not be retained on-site overnight.
- (j) ADA parking stalls and pedestrian paths of travel shall not be permitted for food vending.
- (k) Drive aisles, sidewalks, access to trash enclosures and similar areas may not be blocked by any vending activity.
- (l) Food trucks are prohibited ~~within 1,000 feet of a school property or a~~ on residentially zoned property ~~ies~~ and ~~within 300-50~~ feet from the front door of any restaurant. However, food trucks may be permitted on residentially zoned lots in accordance with Chapter 115 Special Event Permits.

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Sec. 15-553. Mobile home parks.

- (a) *Occupancy.* No manufactured or mobile home shall be occupied or used for living or sleeping purposes unless it is located in a mobile home park, provided that a manufactured or mobile home may be used as an office for a construction project, circus, or carnival, and provided that one manufactured or mobile home may be used for the temporary residence of a watchman on the site of a construction project, and manufactured or mobile homes may be used as temporary residences for circus or carnival personnel when approved by the zoning board of appeals by a special permit as provided for by section 15-780.
- (b) *Preapplication requirements.* A mobile home park may be permitted in the UT district subject to obtaining a special use permit in accordance with the provisions of this section.
- (c) *Required conditions.*
- (1) Mobile home parks may be permitted in UT district on parcels or lots of record of not less than five acres of area.
 - (2) In addition to regulations set forth in subsection (c)(1) and (2) of this section, all mobile home parks shall be developed in accordance with design standards set forth in this section.
- (d) *Design and performance standards.*
- (1) There shall be a maximum of four mobile homes per gross acre.
 - (2) There shall be a minimum of 5,200 square feet of site area per mobile home.
 - (3) 5,000 square feet of area for each ten acres of a mobile home park shall be improved with indoor and outdoor community use facilities and recreational open spaces for use by children. The aggregate community use facilities and open spaces shall not be less than 200 square feet for each mobile or manufactured home space.
 - (4) No mobile home or dwelling unit shall be located ~~in a required front yard or~~ less than 25 feet from the property line of the mobile home park boundary.
 - (5) Only one mobile or manufactured home may be located on a mobile home site as designated in a mobile home park and subject to the following yards and setbacks:
 - a. Front yard and/or rear lot line, a minimum of ten feet;
 - b. Side yard, minimum of five feet;
 - c. Minimum distance of 20 feet between mobile homes and/or other permitted structures; and
 - d. Minimum distance of ten feet from accessory structures or paved parking areas.
 - (6) No accessory structure other than a temporary sun or wind shelter shall be erected for the use of occupants of an individual mobile or manufactured home.
 - (7) All streets for automobile circulation shall be a minimum of 30 feet in width and surfaced with three inches of asphalt or its equivalent and ten inches of compacted aggregate base.
 - (8) A minimum of two improved parking spaces shall be provided for each mobile or manufactured home, one of which shall be on the mobile home site.
 - (9) All utilities, including television service, shall be underground.

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- (10) Adequate landscaping shall be provided, including trees and shrubs around the perimeter of the mobile home park.
- (11) A designated trailer and boat storage area shall be provided with an aggregate area of 50 square feet per mobile home space.

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Sec. 15-560: Data Centers

(a) Data Center: A completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data. Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities. Minor data centers are defined as those with less than 20,000 gross square feet of building area, less than a 5 MW electrical load, and with no substations.

Regulations:

- (1) All activities, except loading and unloading, shall be conducted entirely within the confines of a building.
- (2) Utility plans and operational capacity needs regarding water, electricity, fiber, and cooling systems shall be provided and reviewed by the Director of Public Works, applicable water, sewer, and electric utilities to determine whether sufficient capacity exists.
- (3) A noise, traffic, utility, drainage, or similar impact study may be required as determined by the Zoning Administrator or Zoning Board of Appeals.
- (4) Facility shall be surrounded by a landscape buffer along all borders of the property abutting properties which are not zoned IH. See Section 15-660.
- (5) All buildings shall be located a minimum of 250 feet from residentially zoned property.
- (6) Minimum and maximum required parking: See Section 15-619.

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 ARTICLE X. OFF-STREET PARKING AND LOADING

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

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

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

<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

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Community-based housing, nursing homes, boardinghouses, group homes, single-family occupancy units	½ space for each resident
Hotels, motels	1 space per sleeping unit
Retail and Service Uses	
(Based on gross floor area) Retail and service uses, including financial institutions, except as listed	1 space per 250 square feet
Car washes: self-service manual	1½ spaces for each bay and 1 for each employee
Car washes: automatic	1½ spaces for each bay
Car washes: with internal drying operation	1 space for each employee
Auto maintenance facilities & service stations	1 space per fuel pump and 1 space per service bay
Auto repair facilities	2 spaces per repair/service bay
Offices and Clinics	
Bowling alley	4 spaces per alley
Drive-up banking facilities	4 spaces per window
Drive-up ATMS	3 stacking spaces per window
Fast food/drive-in restaurant	1 space per 100 square feet
Restaurants and other establishments dispensing food or beverages for consumption on the premises	1 space per 75 square feet
Furniture, carpet and appliance sales	1 space per 800 square feet
Passenger vehicle sales and other motor vehicles sales	1 space per 1,600 square feet of display area plus the required number of spaces for any associated uses
Mortuaries, funeral home	1 space for each 4 seats, 1 space for each employee, and 1 space for each hearse
Shopping centers over 45,000 square feet	1 space per 250 square feet
Medical, dental, and optical offices and medical clinics	1 space per 150 square feet
Other business and professional offices	1 space for 300 square feet
Industrial Uses	

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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
Data Center	1.5 spaces per each employee on the largest work shift
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

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Family or child advocacy center	1 space per 250 square feet
Health and fitness facility	1 space per 300 square feet
Hospice	1.5 spaces per bed
Hospital	The greater of 1 space per 600 square feet or 2.5 spaces per bed
Medical, dental, and optical offices and medical clinics	1 space per 250 square feet
Nursing home	1 space per 3 resident rooms
Pharmacy	1 space per 400 square feet
Rehabilitation facility or physical/occupational therapy	1 space per 200 square feet
Research or medical laboratory	The greater of 1 space per 350 square feet or .80 spaces per employee
Surgery center	1 space per 300 square feet
Urgent or immediate care center or clinic or medical health center	1 space per 300 square feet

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

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

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 ARTICLE XII. SIGNS

Sec. 15-690. Permitted sign types.

- (a) *Generally.* The following key is to be used in the interpretation of Table 15-690.
- (1) *Permitted sign types.* Sign types marked as "P" in the table shall be permitted subject to all applicable regulations of this chapter and only after the issuance of a sign permit as detailed in section 15-782.
 - (2) *Prohibited sign types.* A blank space in the table indicates that a sign type is not allowed in the respective zoning district.

Table 15-690. Permitted Sign Types by District

<i>Sign Type</i>	<i>UT, RE, R1, R2, RM</i>	<i>CO, CR, CH, CG</i>	<u><i>MS-C, MS-E</i></u>	<i>IG, IH</i>	<u><i>PC, HC</i></u>
Permanent Signs					
Wall sign	P (1), (2)	P	<u>P</u>	P	P
Single-tenant monument sign	P (1), (2)	P	<u>P</u>	P	P
Multitenant monument sign		P	<u>P</u>	P	P
Pole/pylon sign		P		P	P
Awning or canopy sign		P	<u>P</u>	P	P
Window sign, permanent	P (1)	P	<u>P</u>	P	P
On-site traffic directional sign	P (1)	P	<u>P</u>	P	P
Temporary Signs					
Wall mounted banner sign	P (1)	P	<u>P</u>	P	P
Ground mounted banner sign		P	<u>P</u>	P	P
Feather sign		P	<u>P</u>		

Window sign, temporary	P (1)	P	<u>P</u>	P	P
Post sign	P	P	<u>P</u>	P	P
Yard sign	P	P	<u>P</u>	P	P

Notes:

- (1) Sign shall be permitted for nonresidential and multifamily uses only.
- (2) Sign shall be permitted at entryways or gateways to subdivisions or neighborhoods.

(Ord. of 3-2-2021, § 155.12.4)

Sec. 15-691. Standards for permanent signs.

(a) *Wall signs.*

(1) *Sign area.*

- a. The maximum permitted sign area of wall signs in the UT, RE, R1, R2, and RM districts shall not exceed five percent of the total area of the face of the wall to which the sign is to be affixed.
- b. The maximum permitted sign area of wall signs in the [MS-C](#), [MS-E](#), CO, CR, CH, CG, IG, IH, [PC](#), and HC districts shall not exceed ten percent of the total area of the face of the wall to which the sign is to be affixed.

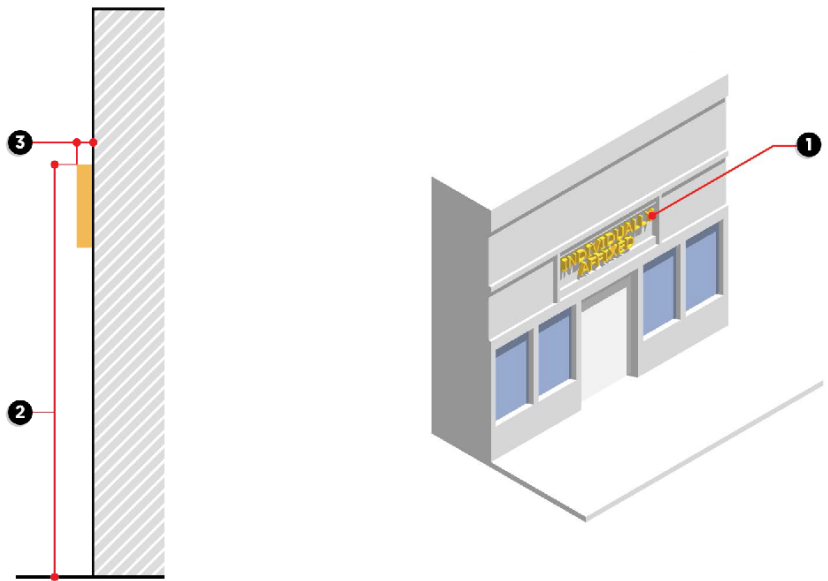
(2) *Height.* No wall sign shall protrude above the highest roofline or the top of the parapet wall or mansard roof.

(3) *Projection.* A wall sign shall not extend more than six inches from the wall of the building or structure to which it is attached and shall maintain a minimum vertical clearance of ten feet.

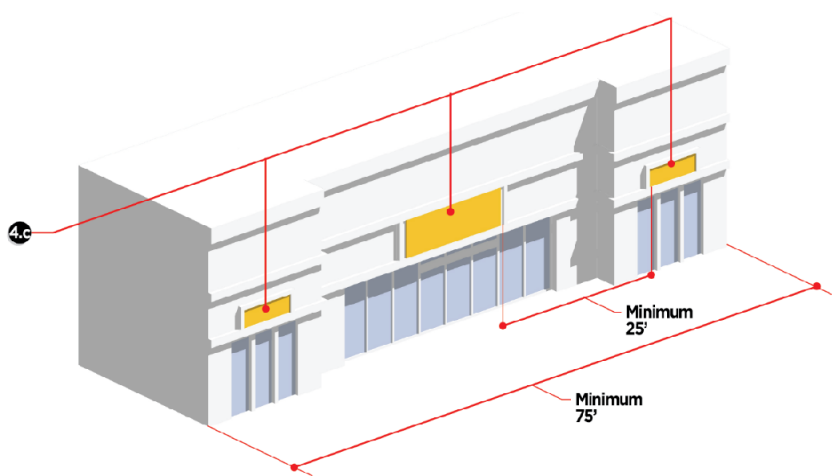
(4) *Number of signs.*

- a. Single tenant buildings shall be permitted a total of two wall signs; however only one wall sign shall be permitted on any building facade.
- b. Multitenant buildings shall be permitted one wall sign per unit.
- c. A maximum of three secondary wall signs may be authorized for buildings with lineal frontage in excess of 75 feet by the zoning administrator provided such additional signage is:
 1. In keeping with the overall designs and architecture of the building;
 2. A minimum of 20 feet from the primary wall sign and other secondary wall signs;
 3. A maximum of 50 percent of the size of the primary wall sign;
 4. Accessory to the building's primary wall sign; and
 5. The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in subsection (a)(1) of this section.

- (5) *Sign copy.* All wall sign copy featured on wall signs shall either be individually affixed letters, raceway letters, applied vinyl, or be printed, etched, or otherwise incorporated directly on the sign's backing plate. Painted wall signs shall be permitted only upon the issuance of a special use permit. Box signs shall be prohibited.
- (6) *Other provisions.*
 - a. No wall sign shall cover any architectural features (architectural features shall include but not be limited to, pediment, cornice, belt course, pier, windows, pilaster, roof, decorative stone or inlay, kick plate/bulkhead, raised or colored brick pattern, and corbel) of the building to which it is affixed.
 - b. No wall sign shall be affixed to HVAC screening, elevator overrun, or other features protruding from the roof of the structure.



Graphic 15-691(1). Wall Signs



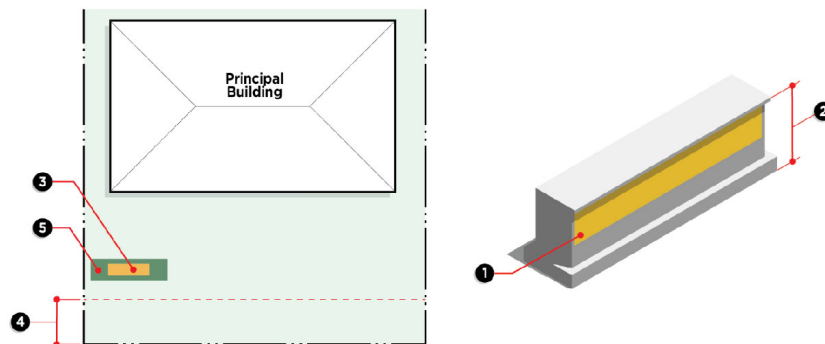
Graphic 15-691(2). Secondary Wall Signs

(b) *Single-tenant monument signs.*(1) *Sign area.*

- a. The maximum permitted sign area of single-tenant monument signs in the UT, RE, R1, R2, and RM districts shall not exceed 15 square feet.
- b. The maximum permitted sign area of single-tenant monument signs in the [MS-C](#), [MS-E](#), CO, CR, CH, CG, IG, IH, [PC](#), and HC districts shall not exceed 50 square feet.

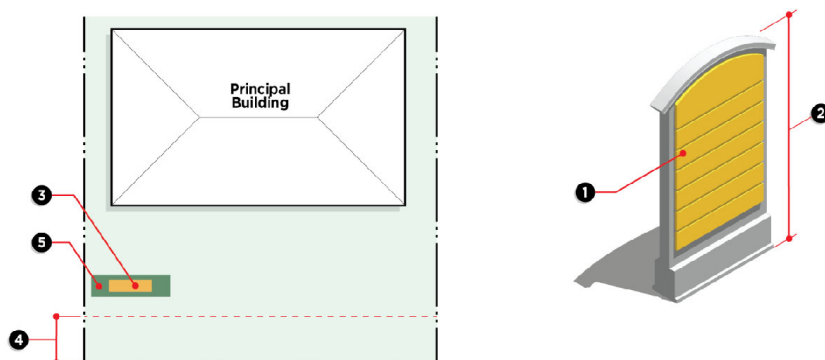
(2) *Height.*

- a. The maximum permitted height of single-tenant monument signs in the UT, RE, R1, R2, and RM districts shall not exceed five feet.
- b. The maximum permitted height of single-tenant monument signs in the [MS-C](#), [MS-E](#), CO, CR, CH, CG, IG, IH, P, and HC districts shall not exceed ten feet.

(3) *Number of signs.* A maximum of one single-tenant monument sign shall be permitted per lot frontage.(4) *Location.* Single-tenant monument signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.(5) *Sign base.* The base of single-tenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of ten percent and a maximum of 25 percent of the width of the sign face. The base of single-tenant monument signs shall be constructed from masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot.(6) *Landscape requirement.* All single-tenant monument signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to the square footage of the sign area of the sign it serves. Landscape areas shall be planted with one shrub or native grass per three square feet.(7) *Other provisions.* A single-tenant monument sign shall not be permitted on a lot frontage with an existing multitenant monument sign or pole/pylon sign.**Graphic 15-691(3). Single Tenant Monument Signs**(c) *Multitenant monument signs.*

- (1) *Sign area.* The maximum permitted sign area of multitenant monument signs shall not exceed 100 square feet.

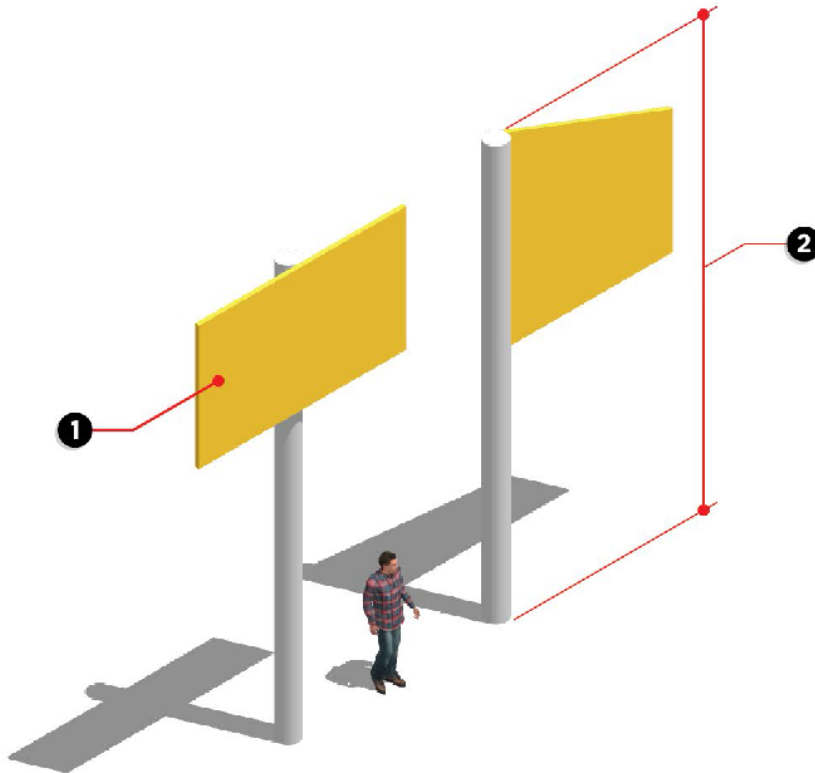
- (2) *Height.* The maximum permitted height of multitenant monument signs shall not exceed 14 feet.
- (3) *Number of signs.* A maximum of one multitenant monument sign shall be permitted per lot frontage.
- (4) *Location.* Multitenant monument signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.
- (5) *Sign base.* The base of multitenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of ten percent and a maximum of 25 percent of the width of the sign face. The base of multitenant monument signs shall be constructed from masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot.
- (6) *Landscape requirement.* All multitenant monument signs shall be required to plant and maintain a landscape area at the base of the sign, the minimum area of which shall be equal to the square footage of the sign area of the sign it serves. Landscape areas shall be planted with one shrub or native grass per three square feet.
- (7) *Other provisions.* A multitenant monument sign shall not be permitted on a lot frontage with an existing single-tenant monument sign or pole/pylon sign.



Graphic 15-691(4). Multitenant Monument Signs

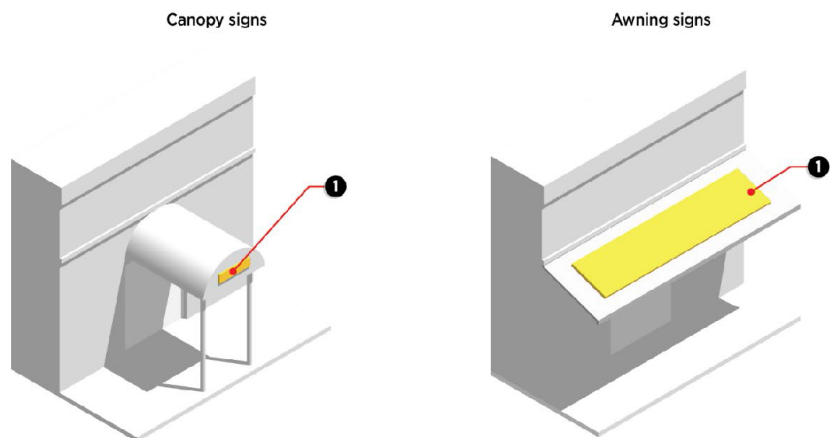
- (d) *Pole/pylon signs.*
 - (1) *Sign area.*
 - a. The maximum permitted sign area of pole/pylon signs serving a single-tenant building shall not exceed 30 square feet.
 - b. The maximum permitted sign area of pole/pylon signs serving a multitenant building shall not exceed 60 square feet.
 - (2) *Height.*
 - a. The maximum permitted height of pole/pylon sign serving a single-tenant building shall be 20 feet.
 - b. The maximum permitted height of pole/pylon sign serving a multitenant building shall be 30 feet.
 - (3) *Number of signs.* A maximum of one pole/pylon sign shall be permitted per lot frontage.

- (4) *Location.* Pole/pylon signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.
- (5) *Landscape requirement.* All pole/pylon signs shall be required to plant and maintain a landscape area at the base of the sign, the minimum area of which shall be equal to the square footage of the sign area of the sign it serves. Landscape areas shall be planted with one shrub or native grass per three square feet.
- (6) *Other provisions.* A pole/pylon signs shall not be permitted on a lot frontage with an existing single-tenant or multitenant monument sign.



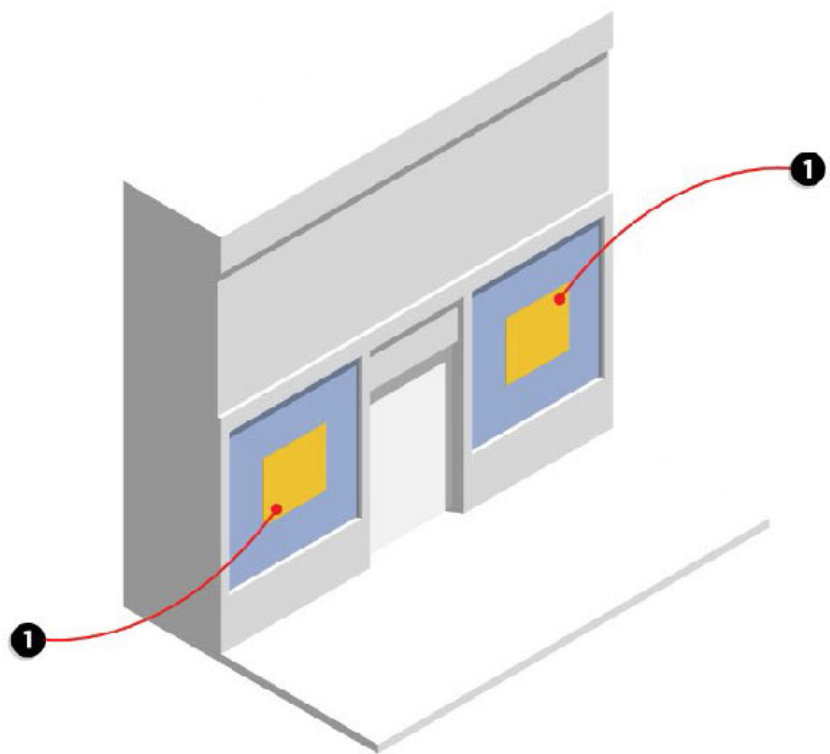
Graphic 15-691(5). Pole/Pylon Signs

- (e) *Awning or canopy signs.*
 - (1) *Sign area.* The maximum permitted sign area of awning or canopy signs shall be 50 percent of the face of the awning or canopy upon which the sign shall be printed or affixed. The area of the awning or canopy sign shall count towards the maximum amount of sign area permitted for wall signs as detailed in section 15-520.
 - (2) *Other provisions.*
 - a. Awning or canopy signs shall only be permitted on awnings or canopies extending above ground floor entrances or windows.
 - b. Awning or canopy signs shall not be internally illuminated.



Graphic 15-691(6). Awning or Canopy Signs

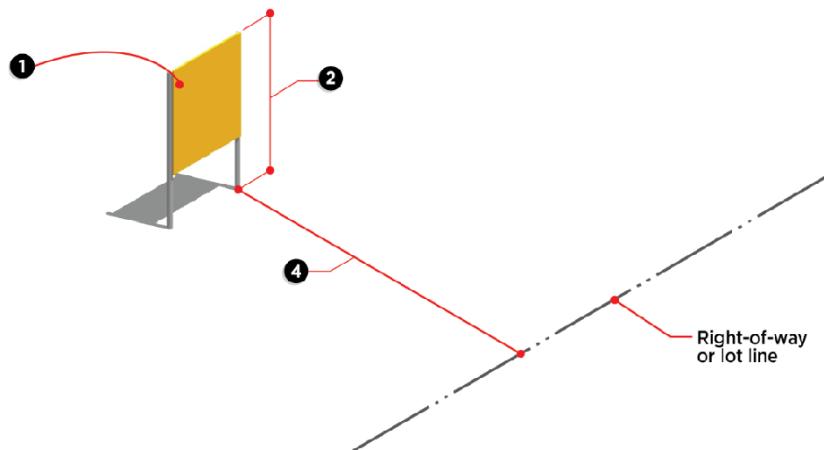
- (f) *Window signs, permanent; sign area.* The maximum permitted sign area of a permanent window sign shall be 25 percent of the square footage of the individual window on which the sign shall be located. Permanent window sign area shall be counted in aggregate with temporary window sign area.



Graphic 15-691(7). Window Signs, Permanent

- (g) *On-site traffic directional signs.*

- (1) *Sign area.* The maximum permitted sign area of an on-site traffic directional sign shall be six square feet. Permitted on-site traffic directional sign area shall not count towards aggregate sign area.
- (2) *Height.* The maximum permitted height of an on-site traffic directional sign shall be four feet.
- (3) *Number of signs.* The permitted number of on-site traffic directional signs shall be determined by the zoning administrator as necessary to assist in the safe movement of vehicular and pedestrian traffic on a property.
- (4) *Location.* On-site traffic directional signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.



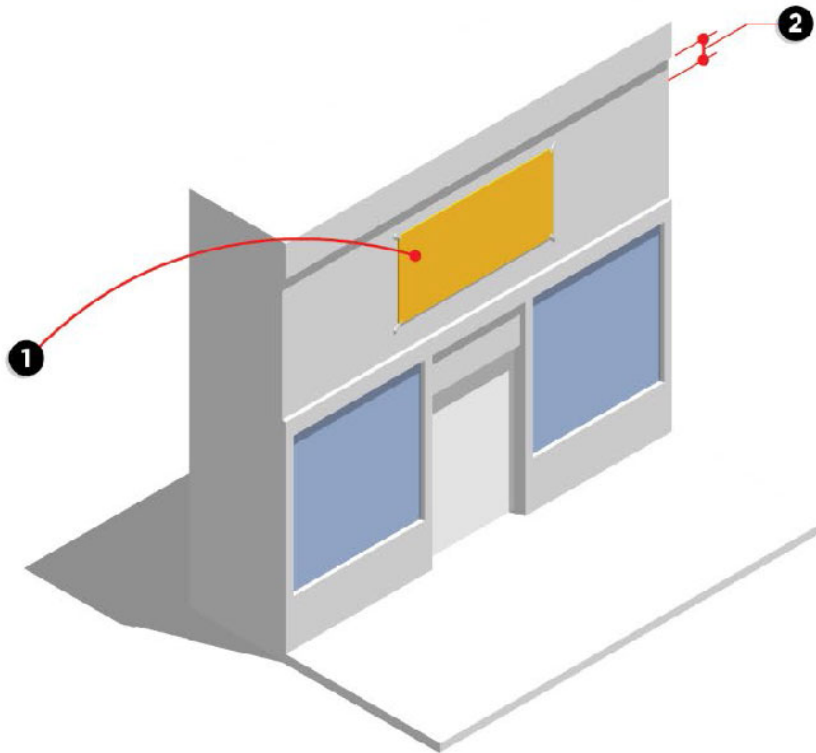
Graphic 15-691(8). On-Site Traffic Directional Signs

(Ord. of 3-2-2021, § 155.12.5)

Sec. 15-692. Standards for temporary signs.

- (a) *General standards for temporary signs in nonresidential districts.*
 - (1) *Concurrent display.* All nonresidential developments shall be permitted to display three temporary signs of any type concurrently.
 - (2) *Display period.* The permitted display period of a temporary sign in a nonresidential district shall be a maximum of 30 days. A total of three nonconcurrent display periods shall be permitted per single-tenant building or unit of a multitenant building per calendar year. Nonconcurrent display periods shall be separated by a minimum of 30 days.
 - (3) *Temporary sign permit.* The permitted display of a temporary sign in a nonresidential district shall require the issuance of a temporary sign permit as detailed in section 15-782.
- (b) *Wall-mounted banner signs.*
 - (1) *Sign area.*
 - a. The maximum permitted sign area of wall-mounted banner signs in the UT, RE, R1, R2, and RM districts shall not exceed 16 square feet.

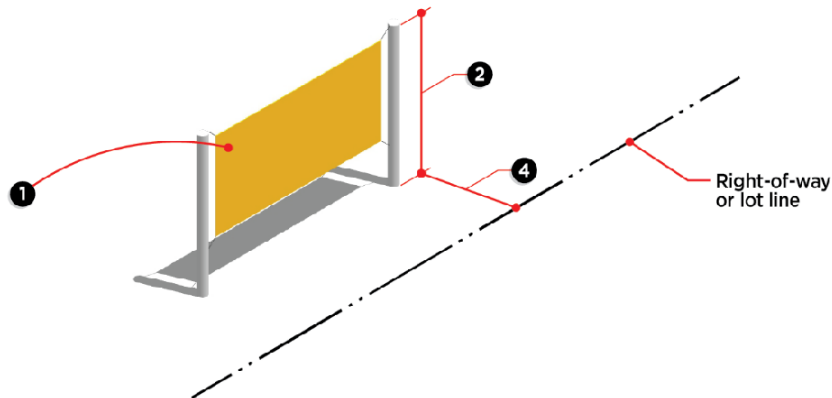
- b. The maximum permitted sign area of wall-mounted banner signs in the [MS-C](#), [MS-E](#) CO, CR, CH, CG, IG, IH, [PC](#), and HC districts shall not exceed 32 square feet.
- (2) *Height.* No wall-mounted banner sign shall protrude above the highest roofline or above the top of the parapet wall or mansard roof.
 - (3) *Number of signs.* A maximum of one wall-mounted banner sign shall be permitted per lot frontage of a single tenant building or unit of a multitenant building.
 - (4) *Location.* Wall-mounted banner signs shall be affixed to a building.
 - (5) *Projection.* Wall-mounted banner signs shall be affixed flat against the building to which they are mounted.



Graphic 15-692(1). Wall-Mounted Banner Signs

- (c) *Ground-mounted banner signs.*
- (1) *Sign area.* The maximum permitted sign area of a ground-mounted banner sign shall be 32 square feet.
 - (2) *Height.* The maximum permitted height of a ground-mounted banner sign shall be six feet.
 - (3) *Number of signs.* A maximum of one ground-mounted banner sign shall be permitted per lot frontage.
 - (4) *Location.* Ground-mounted banner signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.
 - (5) *Other provisions.*

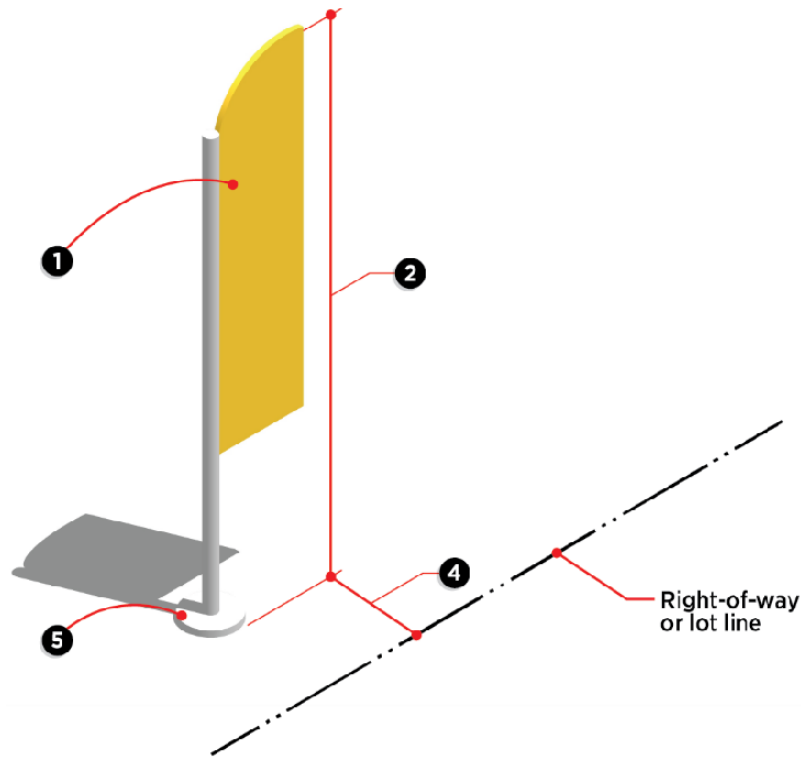
- a. Ground-mounted banner signs shall be securely anchored into the ground or secured in a portable base designed for such function.
- b. Ground-mounted banner signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.



Graphic 15-692(2). Ground-Mounted Banner Signs

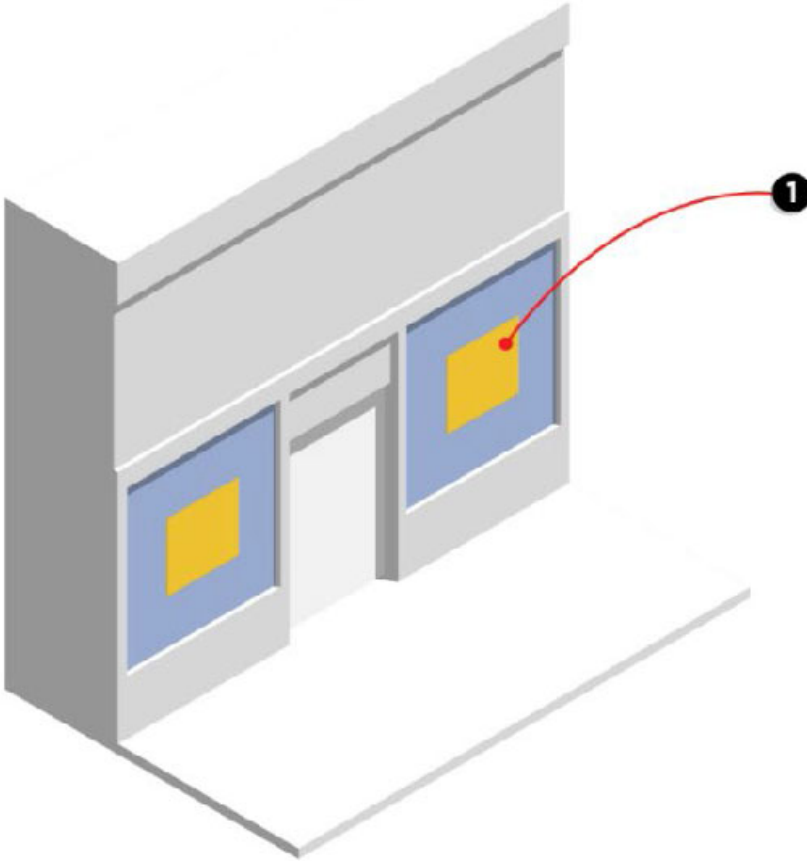
(d) *Feather signs.*

- (1) *Sign area.* The maximum permitted sign area of feather signs shall be 16 square feet.
- (2) *Height.* The maximum height of a feather sign shall be eight feet.
- (3) *Number of signs.* A maximum of three feather sign shall be permitted per lot frontage.
- (4) *Location.* Feather signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.
- (5) *Other provisions.*
 - a. Feather signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Feather signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.



Graphic 15-692(3). Feather Signs

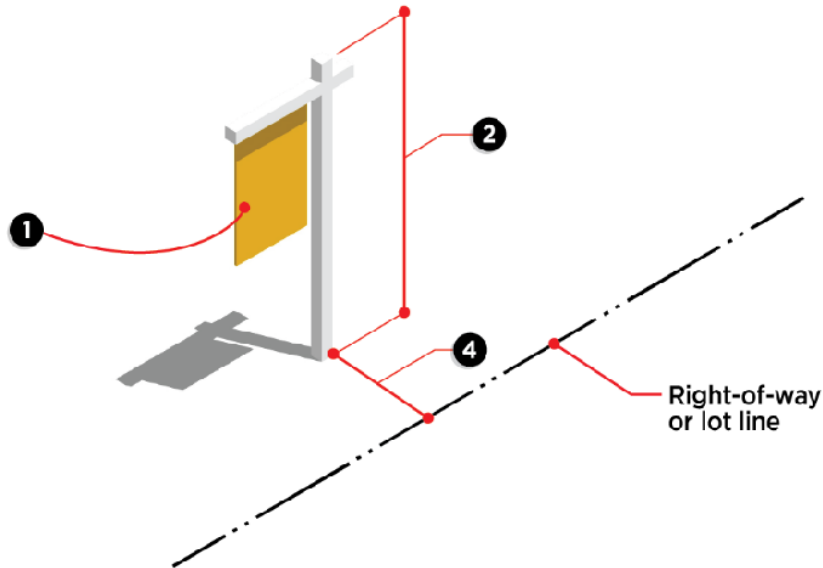
- (e) *Window signs, temporary; sign area.* The maximum permitted sign area of a temporary window sign shall be 25 percent of the square footage of the individual window on which the sign shall be located. Temporary window sign area shall be counted in aggregate with permanent window sign area.



Graphic 15-692(4). Window Signs, Temporary

(f) *Post signs.*

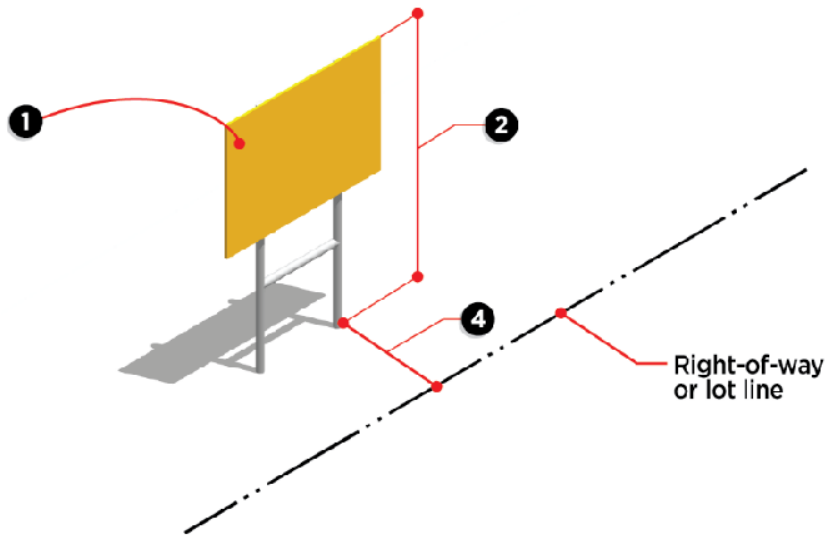
- (1) *Sign area.* The maximum permitted sign area of a post sign shall be six square feet.
- (2) *Height.* The maximum permitted height of a post sign shall be six feet.
- (3) *Number of signs.* A maximum of one post sign shall be permitted per lot frontage.
- (4) *Location.* Post signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.
- (5) *Other provisions.*
 - a. Post signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Post signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.



Graphic 15-692(5). Post Signs

(g) *Yard signs.*

- (1) *Sign area.* The maximum permitted sign area of a yard sign shall be four square feet.
- (2) *Height.* The maximum permitted height of a yard sign shall be 3.5 feet.
- (3) *Number of signs.* A maximum of two-yard signs may be displayed concurrently. However, during the period 30 days before and 30 days after a general election a maximum of four-yard signs may be displayed concurrently.
- (4) *Location.* Yard signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.
- (5) *Other provisions.*
 - a. Yard signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Yard signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.



Graphic 15-692(6). Yard Signs

Sec. 15-752. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Data Center means a completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data. Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities. Minor data centers are defined as those with less than 20,000 gross square feet of building area, less than a 5 MW electrical load, and with no substations

Industrial, heavy, means production, processing, testing and manufacturing of the following products, unless specifically prohibited by the village, chemicals, including acetylene, aniline dyes, ammonia, carbon, caustic soda, cellulose, chlorine, carbon black and bone black, cleaning and polishing preparation creosote, exterminating agents, hydrogen and oxygen industrial alcohol, nitrating of cotton or other materials, nitrates (manufactured and natural) of an explosive nature, potash, plastic materials and synthetic resins, protein, rayon yarn, hydrochloric, nitric, and sulfuric acids, and derivatives.

Industrial, light, means any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods, or products which conforms to the performance standards established for this section, but not including any of the uses listed as permitted in the IH Heavy Industrial District. Facilities where all operations, with the exception of loading, are conducted entirely within an enclosed building.

Yard means a ~~required~~ open space on a lot, which is unoccupied and unobstructed by a structure from its lowest ground level to the sky, except as expressly permitted in this chapter. A yard shall extend along a lot line and at right angles to such lot line to the face of the building. For fence and other regulations, yards shall take precedence in this order:

- (1) Front yard;
- (2) Rear yard;
- (3) Side yard.

Yard, front, means a yard extending along the full width of the front lot line and extending inward from the front lot line to the front face of the building.

Yard, rear, means a yard extending the full width of the rear lot line and extending inward from the rear lot line to the rear face of the building.

Yard, side, means a yard extending along the interior-side lot line between the front yard and rear yard and extending inward from the side yard lot line to the side face of the building.

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 6.

Agenda Item: Main Street Flag Replacement			
Date: 02/17/2026		Meeting: Committee of The Whole	
Prepared by: Troy Taylor		Department: Public Works	

Overview/Background Information

This request is for 55 – 3’x5’ American Flag, pole sets from Allegiance Flag supply for the quoted amount of \$6,455.00 for the replacement of the broken, faded, and ripped American flags on Main Street. These new flag sets will come with a 3’x5’ outdoor flag, 6’ white ash 1” pole, non-tangle flagpole spinners, and flagpole mounting bracket.

The flags now are on a 1” fiberglass pole that splinters and breaks, flags get tangled on the pole because they do not have the non-tangle spinners on them, the flags are starting to rip on the ends, and are sun faded. We have a total of 75 flags; most go on Main Street and some on Harrison Street to the cemetery.

Last year (2025) we ordered 34 sets of American Flag set from Allegiance Flag supply for a discounted price of \$138.75 per set. Allegiance Flag supply said at the last order, if we order from them again in the spring of 2026, they will discount the flag sets to \$129.50 for returning to the company. The new discounted price they gave the Village is now \$111.00 per flag set for returning and being good customers.

These 55 new flag sets will complete all of Main Street flag replacement with the additional 34 sets that were bought last year.

Staff have received two other quotes for flag kits and were, \$9,240.00 from American Flag Express and \$7,095.00 from Liberty Flagpoles.

Key Issues

- Flags now are faded and starting to rip
- Fiberglass poles are splintering and have non-tangled flag mounts.

Fiscal Note/Budget Impact

This request was budgeted for in 2026 for \$7,500 and is under budget at \$6,455.00

Prior Legislative Actions

First hearing at the Committee of The Whole

Action Required/Recommendation

Item # 6.

Staff recommend the approval of Allegiance Flag Supply with the quoted amount of \$6,455.00 for 55 flag kits and to have the Committee of The Whole send this request to the Village Board for approval.

Attachments

Allegiance Flag Supply quote
Picture of Flag kit



3' x 5' American Flag Set (Wholesale)	× 55	\$10,175.00 \$6,105.00
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Subtotal	\$6,105.00
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Freight Shipping - Without Display	\$350.00
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Total	\$6,455.00
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To complete your purchase, please click the link or button below:

[Checkout Link](#)

[Complete Purchase](#)

Shipping Address
 Village of Roscoe Public Works
 Department

Customer
 Village of Roscoe
 10631 Main Street