



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

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

NEW BUSINESS

- 2.** 2026-001 Public Hearing and Recommendation for Approval for a **Map Amendment from the UT: Urban Transitional District to the IG: General Industrial District** for a portion of a property commonly known as **14165 North 2nd Street (PIN: 04-09-300-001)**. Applicant VCNA Prairie LLC (Rogers Ready Mix)
- 3.** 2026-002 Public Hearing and Recommendation for Approval for a **Special Use Permit Amendment** for the property commonly known as **14165 North 2nd Street & XXX Prairie Hill Road (PIN: 04-09-300-001 & 04-09-300-006)**. Applicant VCNA Prairie LLC (Rogers Ready Mix)

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

- 4.** 2026-003 Public Hearing and Recommendation for Approval for **Text Amendments** revising the Village of Roscoe Code of Ordinances **Section 15-11, Architectural review of Chapter 150 and Sections 15-436, Commercial permitted uses, 15-460, Industrial permitted uses, 15-492, Special district bulk standards, 15-493, Special district permitted uses, 15-522, Fence regulations, 15-549, Food trucks, 15-553, Mobile home parks, 15-560, Data centers, 15-619, Off-street parking requirements, 15-690, Permitted sign types, 15-691, Standards for permanent signs, 15-692, Standards for temporary signs, and 15-752, Definitions of Chapter 155** of the Village Code of Ordinances.

OLD BUSINESS

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

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Zoning Board of Appeals
Meeting Agenda - February 11, 2026

ADJOURNMENT



Meeting Minutes

Location:

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10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, November 12, 2025
5:30 PM

CALL TO ORDER

ZBA Member Laura Baluch called the meeting to order at 5:37 pm.

ROLL CALL

PRESENT

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

ABSENT

- Chairman Richard Butera
- Member Ryan Swanson

Josef Kurlinkus Village Administrator

Tom Green Village Attorney

Hillary Rottmann Zoning Consultant Vandewalle

Jay Alms Chief of Fire Department

Kimberly Garza Village Clerk

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **October 8, 2025.**

ZBA Member Laura Baluch asked for the approval of the Minutes.

Motion was made by ZBA Member Smith, Second by ZBA Member Spinnazola. Voting yes ZBA Members Spinnazola, Skridla, Jorgenson, Baluch, Smith 5-0-2.

NEW BUSINESS

2. ZBA 2025-023: **Design Review** for Approval of a **573 SF Building Addition and Signage** located at **13477 Quality Drive** (PIN: 04-22-101-002).
[Applicant: Kelly Guittar, Loves Travel Stops & Country Store]

Hillary Rottmann Zoning Consultant Vandewalle stated the applicant =, PB2 Architecture and Engineering, submitted a request for design review approval for a 573 -square-foot building addition and a comprehensive exterior remodel of the existing Love's Travel Stop. Hillary explains that the current use includes a gas station, convenience store, travel stop, and quick-serve restaurant, all located within a Commercial Highway (CH) zoning district. the Proposed addition would include a vestibule =, merchandise cooler, IT room, and storage space. On the south side of the building, the design features a new canopy and a redesigned storefront for the diesel entrance.

The exterior upgrades are intended to modernize the facility and align with updated branding. Materials include fiber cement panels, new paint, improved lighting, and updated signage. Hillary noted that the signage package was reviewed as a comprehensive plan and met all applicable requirements under the zoning code. ADA accessibility improvements are also part of the project, including upgraded ramps and sidewalks access to meet current standards. The proposed expansion respects all required setbacks and does not encroach on neighboring properties.

Kelly Guittar from PB2 Architecture and Engineering is virtually online.

ZBA Member Laura Baluch is acting Chair and Swore Kelly Guittar in virtually online.

Kelly Guittar stated that Hillary did a great job laying out exactly what we have designed. Kelly stated that he does not have anything further to add.

ZBA Member Spinnazola made a motion to approve ZBA 2025-023, second by ZBA Member Skridla. Voting yes: ZBA Members Smith, Jorgenson, Spinnazola, Baluch, Skridla 5-0-2.

3. ZBA 2025-022 **Public Hearing for a Map Amendment** rezoning 54 properties to newly adopted districts: **MS-C Main Street -Core or MS-E Main Street-Edge** as listed below:

Parcel Number 04-33-176-016 Commonly known as 11212 Main Street from CG General Commercial District. to MS-C Main Street Core District

Parcel Number 04-33-176-017 Commonly known as n/a Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-001 Commonly known as n/a Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-006 Commonly known as 11172 Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-007 Commonly known as 11162 Main Street from R1 One-Family Residential District to MS-C Main Street Core District

- Parcel Number 04-33-177-020 Commonly known as 5332 Williams Drive from CR Retail and Service Commercial District to MS-C Main Street Core District
- Parcel Number 04-33-177-017 Commonly known as 5290 Williams Drive from CR Retail and Service Commercial District to MS-C Main Street Core District
- Parcel Number 04-33-177-021 Commonly known as 5300 Williams Drive from CR Retail and Service Commercial District to MS-C Main Street Core District
- Parcel Number 04-33-177-013 Commonly known as 11114 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District
- Parcel Number 04-33-177-014 Commonly known as 11094 Main Street from R1 One-Family Residential District to MS-C Main Street Core District
- Parcel Number 04-33-177-015 Commonly known as 11076 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District
- Parcel Number 04-33-180-001 Commonly known as 5473 Hodges Run from CR Retail and Service Commercial District to MS-C Main Street Core District
- Parcel Number 04-33-180-002 Commonly known as 5487 Hodges Run from CR Retail and Service Commercial District to MS-C Main Street Core District
- Parcel Number 04-33-180-003 Commonly known as 5459 Hodges Run from CR Retail and Service Commercial District to MS-C Main Street Core District
- Parcel Number 04-33-251-009 Commonly known as 5501 Hodges Run from CR Retail and Service Commercial District to MS-C Main Street Core District
- Parcel Number 04-33-251-002 Commonly known as 11087 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District
- Parcel Number 04-33-251-003 Commonly known as 11073 Main Street from R1 One-Family Residential District to MS-C Main Street Core District
- Parcel Number 04-33-251-004 Commonly known as 11059 Main Street from R1 One-Family Residential District to MS-C Main Street Core District
- Parcel Number 04-33-381-010 Commonly known as 6556 Franklin Street from CR Retail and Service Commercial District to MS-C Main Street Core District
- Parcel Number 04-33-381-009 Commonly known as 5360 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District
- Parcel Number 04-33-382-001 Commonly known as 10544 Main Street from IL Light Industrial District to MS-C Main Street Core District
- Parcel Number 04-33-382-002 Commonly known as 10544 Main Street from IL Light Industrial District to MS-C Main Street Core District

Parcel Number 04-33-382-003 Commonly known as 5408 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-004 Commonly known as 5412 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-010 Commonly known as 5440 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-011 Commonly known as 5454 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-007 Commonly known as 5466 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-008 Commonly known as 10534 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-009 Commonly known as 10514 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-455-009 Commonly known as 10567 Main Street from IL Light Industrial District to MS-C Main Street Core District

Parcel Number 04-33-455-003 Commonly known as 10531 Main Street from IL Light Industrial District to MS-C Main Street Core District

Parcel Number 04-33-455-007 Commonly known as 10517 Main Street from CG General Commercial District to MS-C Main Street Core District

Parcel Number 04-33-455-008 Commonly known as 5560 Bridge Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 08-04-127-012 Commonly known as 5365 Bridge Street from CG General Commercial District to MS-C Main Street Core District

Parcel Number 08-04-127-006 Commonly known as 5411 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 08-04-127-011 Commonly known as 10458 Mulberry Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-127-008 Commonly known as 10432 Mulberry Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-127-007 Commonly known as n/a Grove Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-128-010 Commonly known as 5467-5441 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 08-04-128-008 Commonly known as 5460 Grove Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-128-004 Commonly known as 10458 Main Street from CG General Commercial District to MS-C Main Street Core District

Parcel Number 08-04-128-005 Commonly known as 10460 Main Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-128-006 Commonly known as 10440 Main Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-128-009 Commonly known as 5488 Grove Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-201-001 Commonly known as 10487 Main Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-201-002 Commonly known as 10443 Main Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-201-003 Commonly known as 5566 Bridge Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-201-004 Commonly known as 10460 Pearl Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-201-005 Commonly known as 10448 Pearl Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-001 Commonly known as 5453 Grove Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-002 Commonly known as 10373 Mulberry Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-008 Commonly known as n/a Main Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-009 Commonly known as 10374 Main Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-004 Commonly known as 10360 Main Street from R1 One-Family Residential District to MS-E Main Street Edge District

Hillary Rottmann from Vandewalle explained that the amendment would rezone 43 properties to the newly created MS-C (Main Street Core) district and 11 properties to MS-E (Main Street Edge), as part of the Village's implementation of the Main Street District Blueprint. The MS-C district is designed to support a vibrant, pedestrian-oriented downtown with mixed-use buildings, while the MS-E district serves as a transitional zone between the high-density core

and surrounding residential areas. Both districts aim to encourage compact development, architectural character, and community gathering spaces.

She emphasized that the proposed zoning changes would not affect existing uses or force redevelopment by establishing updated standards for building height, massing, setbacks, and streetscape design. For example, MS-C allows buildings up to four stories with minimal front setbacks (0-10 feet), while MS-E permits up to three stories with slightly more flexibility. Hillary noted that the blueprint identified misalignments between current zoning and community goals, and the new districts were crafted to correct that.

Hillary stated that the Village mailed notices to all affected property owners and provided a FAQ document online. Hillary clarified that this was a proactive rezoning initiated by the village not by the developers, and that any future redevelopment would still require permits and compliance with the new standards.

Public Hearing Comments, everyone that spoke was sworn in by the acting Chair ZBA Member Baluch.

H Ward Sterett stated that he has been a village resident for 40 something years. he resides on the corner of Main and Bridge. He stated he is totally opposed to this remapping is because the whole idea that you can change the entire area downtown according to a blanket plan. It doesn't allow the homeowners to actually choose what they're going to do with it. To get rid of all these requirements that we put in over the years. I was on the zoning board before I was the Village President, there was a reason why we wanted to maintain the character of the village. Reducing all these setbacks requirements would definitely change the village forever and it wouldn't be the town I grew up in, or my kids grew up in. I would really request you to vote against it, not that it would make any difference because it's going to the board and they are going to do whatever they want anyway.

Jim Rodriguez he is an attorney from Rockford. He represents Telegraph Road LLC. He states that Telegraph owns Main Street Square, the two parcels which are 6 and 8 on the map. Telegraph Road purchased it about 3 years ago. Since they've taken over, it's pretty much fully leased. He stated he discussed this with his client and the client would like to request the board to exclude his two properties from this rezoning. The way they read the ordinance it seems that it applies to new construction, developing vacant property. He stated that his client doesn't see any benefit to his property to be rezoned. It's fully built out. There's not intent to do anything different with it. He is requesting that it remain the CR zoning.

Tom Green asked Mr. Rodriguez if his client owns 6 and 8? also asked if his client owned 7.

Mr. Rodriguez stated that his client does not own 7. the properties last 3 number of his pin are 020 and 021. He states to his understanding would be that since this would now be a zoning district if a new owner wanted to reconstruct or do something different that this could be applied for with a map amendment at that time.

Hillary stated that would be correct. Through the same process.

Deborah Kitto states that she lives on map ID 23. She is totally confused and have no idea what is going on. And she didn't understand a word Hillary was saying because she spoke a little too fast. She asked Hillary to explain to her again what is going on? she states that she has lived in

her home for over 40 years, and she doesn't know what is going on and wants someone to explain it to her in layman's terms to her.

Hillary stated she can give it a shot, she states that the village is suggesting we have a text amendment go through which is adding language which would be the current zoning ordinance. it would be when we were talking about what the uses could be and what the development could look like we went through the process of the text of it and then the next step would be taking a district making it zone like putting it on a map and mapping it. What's going on tonight is we're saying, "hey, we think that these two intersections, these two areas could support this kind of zoning. That being said, this is for future development. If you would like to use your property as you have for as long as you've lived there, you can do so. Say you want to do something in the future or sell your property or redevelop it, you would have to follow the new text amendment that we approve going forward.

Deborah asked what that would be.

Hillary stated So, those requirements would be if you wanted to build a new building, rebuild you would have to meet those requirements of a setback and make sure you have uses and it would have to be a minimum of two stories tall. So those are the things you would have to keep in mind in the future. But right now, you can continue doing what you would like to do.

Deborah asked for how many years?

Hillary stated for as long as you would like.

Deborah asked what happens if she puts it up for sale, does that affect it anyway.

Hillary states that it could potentially provide more options because then you could say if you want to do something different than what I've been doing, you could, but you'd have to apply for it. what I mean? Through either getting a building permit or a zoning permit if you want to do something different.

Tom Green Village Attorney stated if she wants to just sell it as a single-family residence, somebody wants to buy it as a single-family residence, you wouldn't be allowed.

Deborah asked what if somebody wanted to buy it commercially? They could do the same thing.

Joe Kurlinkus Village Administrator stated to build a commercial on there, it's this rezoning process allows them to build a commercial building. not a single-family resident. It's turning that red area there. Really, the board's looked at this and has been discussing this for a few months now. and they are aiming to have these two areas as the first areas that's going to be commercial redevelopment. So, it's putting an option there for people to come in if they want to build commercial along Bridge and Main. And turn it into a more walkable downtown area. that is what the goal is. It's not going to happen overnight 30 to 40 years it will take some time do this but it's putting in place that method where people can come in and say I'd like to build a walkable are maybe retail on the first floor and some housing on the second floor.

Hillary stated that this is a long game. there setting it up as the future goes on maybe other people buy or sell properties that could have more options to do something with that.

Patty Sterett and Ward is her husband. She states that this is an awful idea. She stated that She thinks someone got a lot of money that's burning a hole in their pocket. She is wondering who paid the people to come in and present this plan. This is going to totally change the complexion of Roscoe in a negative way. She states that Roscoe doesn't have the infrastructure to handle the traffic we have now. My husband and I were here last week at the meeting regarding the bridge that's falling apart. Jeff Petri has built thousands of apartment buildings. Our community is becoming more and more vagrant. People that don't live here. They're in and out. More rentals. The last thing we need is more rentals. Private residences provide families with quality of life. I'm sure anyone with any money doesn't live in an apartment. I think this is an awful idea. My husband and I live in homes that were built in the mid 1800s, historical homes. This was like a beautiful rural community, and we can't handle the traffic now. We have I90. They want to build the Perryville extension through there and we have 251. We have so much traffic. People are worried about the EMS services when they take the bridge out. This is just a bad idea. and I suggest you do something else with the money because I don't think our community, our infrastructure, our road systems can handle this. Putting all these people on top of each other, on top of businesses, bad idea. She stated that she would like to know how much this cost. we pay for this plan. How much did we pay these people from South Indiana to come here with a PowerPoint and give us this plan. How much money has gone into this already. How many tens of thousands of dollars did we do this before we got community input.

Joe Kurlinkus stated we have had a lot of community meetings.

Patty stated she lives on the corner and this is the first one I've been to and it's caused a lot of consternation. I'm not happy. And if you guys would put yourself in the people that live here's shoes you wouldn't be happy either.

ZBA Member Skridla asked Patty where her house is on the map?

Patty states that she lives on the corner or Main and Bridge in a two-story red brick home that's been there since 1840s. next door is a little limestone house. My husband restored them both. This just an awful idea. Awful. And I will do everything I can to spread the word about how awful it is because this is terrible. I mean we finally retired and we're enjoying these properties. We put all this time and effort in and we get this letter in the mail. It's bad idea. Very bad.

Greg Granzeier So, the property that we own is number 24 dental building. The building is about 20 years old. I had a couple of concerns or a couple of questions. One, is there a short and long-term plan that you have? And if you do have that, could you kind of walk us through it?

Joe Kurlinkus asked for what?

Greg Granzeier stated because we're doing all this rezoning. So, obviously, it's got to be some kind of long-term plan as far as what's need built and where they're going to be putting it. Correct.

Joe Kurlinkus stated the village isn't going to be building or developing anything. The plan is ultimately we had throughout the summer and last year we've had a lot of public hearings, public meetings. He stated that he can give him a copy of the blueprint, sort of a general idea of the village and the website. He stated that he can send him a copy of the plan and he can kind

of see what the sort of long, long-term vision for the village is. based on the public meeting and the public input.

Greg stated a couple other concerns. Right behind our office is the fire department and I know a lot of times when areas are being developed, public land is looked at for redevelopment. Is there any plans on moving the fire department and to go ahead and develop that area?

Chief Alms stated that they're not planning on moving.

Greg stated as an owner of property here, one of the big concerns of course we have would be use of eminent domain to come in buy up property to go ahead and develop it. And I guess nobody here would know if that's even in the works, but that is definitely a concern when rezoning the entire area.

Joe Kurlinkus stated that it hasn't been discussed at all. he doesn't think it would ever be. He stated that there are some Board of Trustees her tonight that are listening.

Tom Green stated there is no current authority to do eminent domain on those properties. It would have to be a specific statutory justification and it doesn't exist today. He stated the village could try and establish a tip or something, but that would be another public process.

Susan Anderson Granzaie stated that she understands that this a zoning meeting. but she would like to know what the plan is. You don't have a zoning meeting if there's not a plan. She stated that she sees there's a brochure here, but why weren't given a brochure?

Joe Kurlinkus stated that the village has had a lot of public meeting throughout the summer.

Susan stated that they were never informed of them. It's like an integral part of owning property within this area. She thinks everyone should have been contacted way before.

Joe Kurlinkus states that tonight is just the switch over to the actual zoning districts that are there. He states again that this is not the village developing anything. There's not developers developing anything, should allow you to develop something on your property or to sell it to somebody else develop on that property if that came to be but essentially the village board and Trustees looking at this for a year now to try to think what they want Main Street to look like 5 to 30 years down the road. We have to start someplace and that some places creating that zoning district that ability before somebody comes in and says I would like to make a walkable area, downtown area.

Susan states that one of her concerns is that zero-foot setback. How do you do that on the corner? That's dangerous. If you have zero-foot setback and you've got a couple of corners here, it seems to me like that doesn't seem very safe.

Joe Kurlinkus stated you're still going to have to meet the same coverage requirements. That's all in the zoning code for that, you're going to still have to meet those coverage requirements. you will still have to meet your site, your distances. It just allows a little more flexibility of where you're going to actually build. It's case by case there is so much to fit on that property.

Susan asked if the new parking lot was a part of this plan.

Joe states yes, that was sort of the front end of the plan here, the front of Main Street. and then for the back end of Main Street where we were looking at before. (Pulls up plans)

Susan asked what's the story with the parking lot awnings.

Joe states that they are going back up, there was a defect in them that we discovered as they were building them. They are being replace by the insurance.

Susan asked if it was in the awning. She was told that the pilings didn't go down far enough.

Joe states no that the defect was in the metal structure.

Susan asked who was responsible for that project.

Joe states that we are now way off track.

Susan states that's part it. That's the start of this whole project that you guys have.

ZBA Member Baluch states this is a zoning meeting which is in regard to whether or not we do the rezoning, it has nothing to do with any construction of anything.

Susan states she gets that. but when you have zoning, there's got to be a plan.

ZBA Member Baluch states those are good questions.

Joe suggests she go on the website www.mainstreetroscoe.org and see the plan that the board adopted.

Susan asked who came up with the plan.

ZBA Member Baluch stated that we are the zoning board.

Joe stated that the board of trustees.

Susan asked how would changing the zoning affect her office.

Joe states that it won't affect it at all.

Susan asked what's the purpose of changing it then.

Joe states that the board has a vision. They've worked through a vision of what they want to see Main Street look like. 30 years from now. The start of that is putting these zoning districts, Main Street Core and the Main Street Edge districts. and these are the first two areas they've identified as the sort of beginning points or the end point of that district. To create the ability for people to develop those properties into something different.

Susan asked if there is a developer.

Joe states no. The village doesn't own any property.

Susan asked if there is a developer that's been contacted at all because she seen some information that was on one of the slides she saw Place Foundry.

Joe states that they are the consultants that the village hired to help work through the process.

Susan asked if they were the developer.

Joe states they are the developers that helped us put together this plan.

Bob Sonneson states that he has a couple of simple questions for Mr., Kurlinkus. Are we changing the zoning? Does that mean that all these people that are in single family residence and we own multifamily residents. that are zoned that way now, would they become non-conforming.

Joe states yes they would be non-conforming at this point.

Bob states they are conforming now. But when this goes through, do they become non-conforming?

Joe states they become non-conforming to the new district.

Bob states So, lawfully established pre-existing non-conforming. So then for my perspective, you're changing the value of my property. You are changing a zoning that affects the value of my property because now I become a non-conforming property, which means a bank looks very diminished on that property. That if I'm non-conforming to the current zoning, the bank is not going to be very forthright with that. So, if I go to sell that property, my values are diminished because I'm no longer multifamily. I am now a different zoning and I'm non-conforming. You put non-conforming on anything; it's going to change the value. If you want to maintain it where it is now, somebody's developer comes in and wants to put in a shopping center, it may elevate it. But in general sense, these folks house is diminished in value because they're non-conforming to the current zoning. So, you're telling me that for family now becomes non-conforming in the zoning of roscoe.

Joe states if it doesn't match the zoning

Bob states that what the village should have done is give a much more in-depth education to us on the definition my property is on edge zoning. What does that mean. you sent a very synopsis thing of well walkable da da da. No, right. One of the major facts that you left out of this presentation is that it makes our properties non-conforming to the zoning of the day. Ans if you all perceive that doesn't impact the current owners, your perception is wrong. It is absolutely 100% wrong because when I go to a bank to look at the property and we own a lot of property and they go, is it non-conforming A, they are going to want a letter from the city saying it can be obtained in that fashion that it's currently used for. And B, they're going to say there's a risk for their buyer to purchase that property. I think it's very unfair to the general public for a community to sit back and go, you purchased under one set of rules. you bought and developed and purchased under this book. And now under arbitrarily, we're going to change that book and affect the value of your property. We're going to take money out of your wallet because we have a vision of what we want a town to look like. These folks right here, their houses should never be considered for anything else but that. You want to have a vision of Roscoe. You want roscoe to look like one of the uppity suburban Chicago neighborhoods that have got encompassed. That's what you want. You don't want another gas station. You want those houses. They've been here forever. They are a symbol of the community; you move more further down the road to where Rinaldi is and stuff. That is roscoe. It's not some pie in the sky

concept. That is what Roscoe is. My biggest complaint though is that I lived and purchased under one set of rules and now you're arbitrarily going to change that set of rules and take money out of my pocket. You're going to affect the value of my property, and I think that is astronomically wrong.

ZBA Member Baluch asked which property was his.

Bob stated it's the edge thing. I think everybody sitting behind you has to say the same thing. What does that mean. What does that exactly mean. Do you all know what that means edge thing. You use the terminologies trying to paint this flower. We want a walkable community. Every community is a walkable community. You want a walkable community put in sidewalks. Don't changing the zoning put in sidewalks. He states that he agrees with this lady no apartments, you know and we own apartments, so I'm not negative to apartments, we own apartments but to put apartments in the middle of this little town that has chased away tons of old rural Roscoe people with the changes that have already happened, and you want to push this further forward and take people that, that apparently and I don't know these people I've never met these folks, but can drive by their houses. They have a great deal of pride. They have a great deal of pride in Roscoe apparently. And they've spent a lot of money to take something that has been here forever. I grew up here our assembly of Roscoe that strip of residents through there is going from their property up onto the hill and to make a statement we want to change it for 30 to 40 years from now and something that might happen. You know, have you ever seen anything happen in that vein that is a positive to the historic value of the community. Most of the other communities are doing things to preserve those types of residences, preserve the old buildings in their community and instead we're contemplating doing something so that we can put in two law offices and three apartments above it seems frivolous to me. But my biggest thing was the answer to the non-conforming because the non-conforming is dramatically change to individual owners' rights. You as a community are making a change that affects the value of what I bought in Roscoe. It wasn't deemed at some point in time; you have a zoning on it now your perception is that zoning will remain. If you would have told me that this is a flowery vocabulary thing that it stays residential multi family, but it's inside this hopeful district, I'd have a different view. But if you are telling me that zoning has changed and you are going to make my property non-conforming that a totally different picture. You want to do this and put a box around my property and say it falls into the perception that if somebody wants to buy it and does something else the avenue is simpler for them to do it. No problem. Change the zoning doesn't seem right.

Trustee John Broda asked Joe to put up a slide of the original zoning map- the overlay. He states I am your Village Trustees. Dayne is here as well this evening. We're here to answer questions after the meeting, but I just wanted to clarify a couple of things. Trustee Broda addresses Bob Sonneson. Sir, your property and the one next to you are zoned properly as multifamily. But the surrounding properties- all the single-family homes- are already zoned multifamily. They've been that way longer than I've been involved with this board. So, some of them are non-conforming right now." When it comes to Eminent Domain, nobody is saying we have a plan to develop or tear down anything. Eminent Domain is something I stand against. I just want to point out that a lot of the existing zoning already has a non-conforming properties. This proposal is about making a more streamline zone. If you decide to sell down the road, this gives developers a clearer path. But again, there is no developer plan in place right now. This is about creating guidelines, for 20 years, different properties have popped up with no rhyme or reason in the downtown area. This is a step toward building the kind of community residents

have said they want- walkable, vibrant, and consistent. I'll be available after the meeting to talk with anyone who has concerns. That's why we are here tonight.

John Rinaldi states that Bob had mention something about where there would be some property value lost when they go to sell if they're rezoned. I guess I agree with maybe your roscoe was looking at a vision for the future. But instead of rezoning everything right now and losing potential property values, what about if you had your vision and then when somebody wanted to redevelop a property, then they ask for a rezoning, you go back and see if it matches your vision for rezoning for the future. That way it's not affecting the person whose people's properties currently only if they're looking to improve their property to make something different. Would that be a compromise potentially that would satisfy these folks as well as the village.

Tom Green Village attorney asks Joe Kurlinkus if they he would like to get comment on a couple of properties that might be excluded.

Joe Kurlinkus states that we have looked at making recommendations to the village board to block out 45 through 49 and 6 and 8 from the Main Street Square.

ZMA Member Smith states the non-conforming issue can anyone explain that as far as it being legally non-conforming.

Tom Green states that Trustee Broda made a very good point apparently the existing on that whole block which we're talking about removing the two most vocal we're going to suggest these come out. He is currently multi family.

ZBA Member Skridla asks if 45 and 46 are those currently multifamily or single family.

Tom Green states they show that they are multifamily.

ZBA Member Skridla asks are there existing single. So, they are already non-conforming.

Joe Kurlinkus states that there are a lot on non-conforming currently in the village.

ZBA Member Baluch states that these homes are grandfathered in and they can continue to be as is.

ZBA Member Skridla states just to define the conforming and non-conforming means that if it exists forever, it can stay that way but if it's destroyed by fire or natural disaster it has to conform to the current code. No, several of these properties have been sold recently, like you said, and are sold for their current zoning and they're not conforming.

ZBA Member Smith asked if they were sold with conventional 30-year fixed rate mortgages?

ZBA Member Skridla stated no, no problems, whatsoever.

ZBA Member Baluch states So, essentially this is just to try to clean up the zoning in a way that can envision a future in a way of what it would look like 30 to 100 years down the road.

Joe Kurlinkus states it's a start.

Hillary Rottmann stated that you can't develop in the village of Roscoe with downtown type books think of downtown Rockton or Beloit or something don't have that ability today in Roscoe. You think this would be the area that most likely that can potentially happen over time.

ZBA Member Spinnazola states something that we've talked about in previous meetings is how there's businesses coming in requesting development and you can see it on the main drag here. There're not uniformity and the idea of this is create an ability to have uniformity.

Motion was made for all lots with the exception of lots 6 and 8. and lots 45 through 49 are going to be exempted and will not be in the motion to have a zoning change by ZBA Member Spinnazola, second by ZBA Member Skridla. Voting yes: ZBA Members Baluch, Skridla, Jorgenson, Smith, Spinnazola 5-0-2.

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

ZBA Member Baluch asked for a motion to Adjourn the meeting.

Motion was made by ZBA Member Skridla, second by ZBA Member Smith. Voting yes: Jorgenson, Spinnazola, Skridla, Smith, Baluch 5-0-2.

Meeting Adjourned at 6:37 pm.

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.

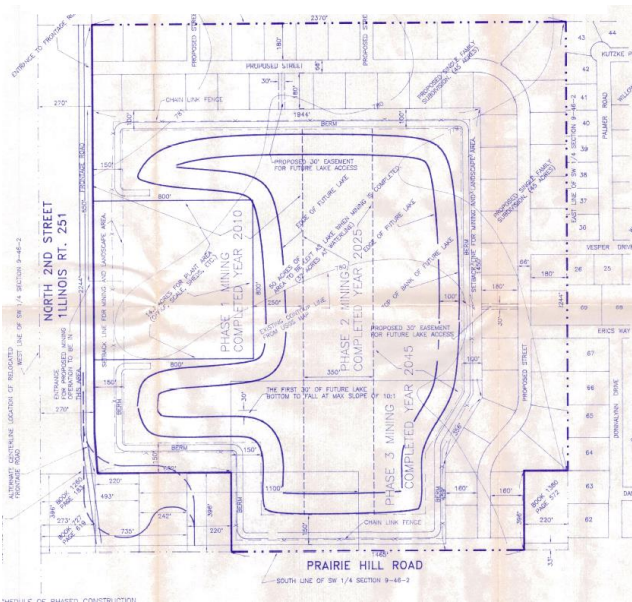
The original Special Use Permit incorporated conditions of approval that:

- 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.

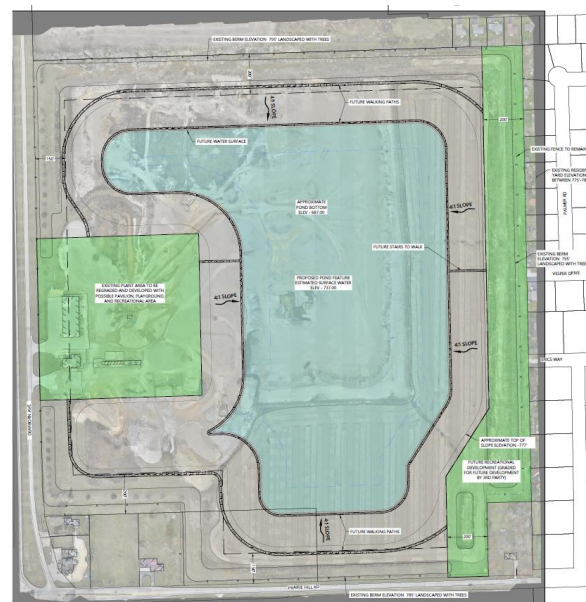
The owner was required to develop the property in accordance with the approved site plan. The Special Use Permit was originally approved to remain in effect through 2045, at which time mining operations were to cease, and the property was to be reclaimed and developed as a lake with single-family residential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

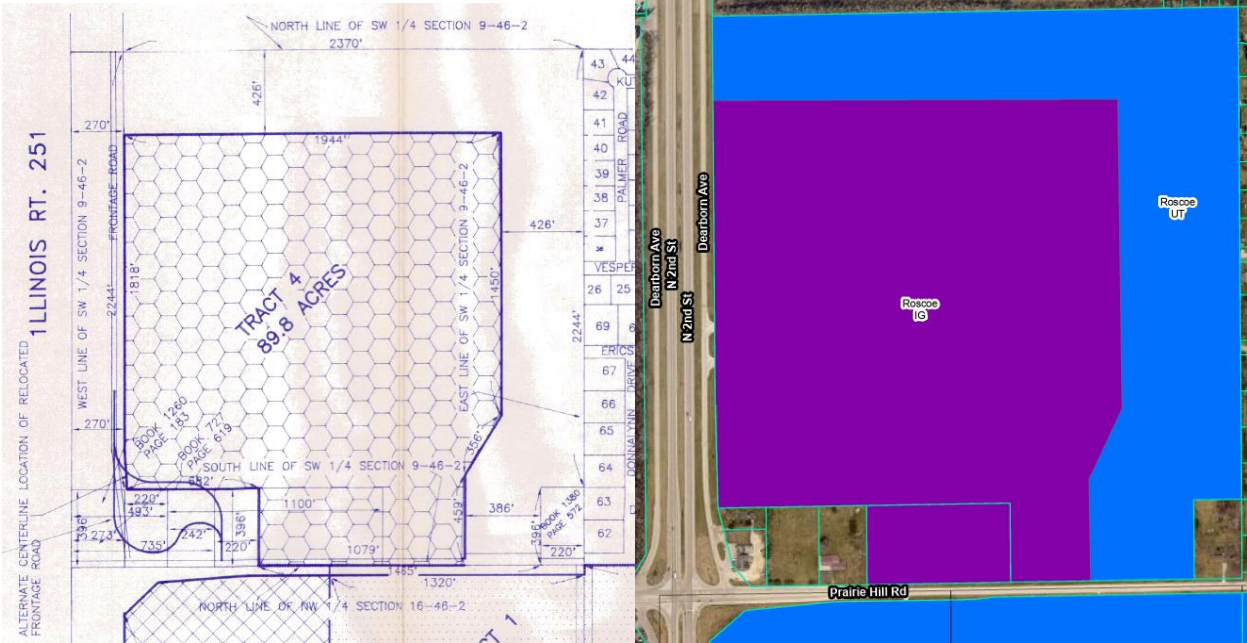
Staff Review: PIN 04-09-300-001 has split zoning, with Industrial General (IG) covering most of the quarry site and a strip of land along the north and east boundaries zoned Urban Transitional (UT). This zoning arrangement is consistent with the original reclamation plan, which proposed single-family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

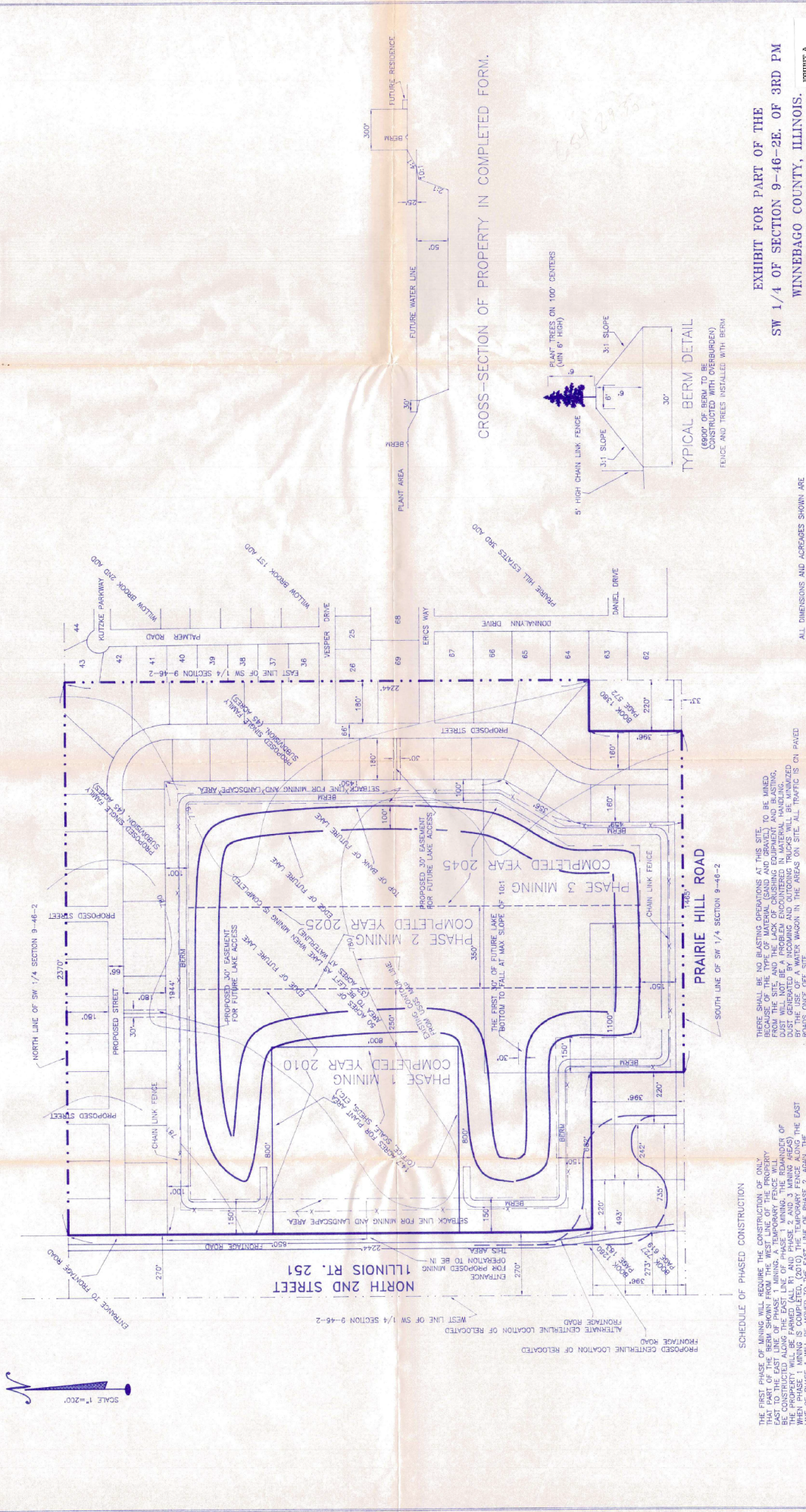


EXHIBIT FOR PART OF THE
 SW 1/4 OF SECTION 9-46-2E. OF 3RD PM
 WINNEBAGO COUNTY, ILLINOIS. EXHIBIT A

DATE	11-20-85	SCALE	AS SHOWN
BY	D. J. BROWN	PROJECT NO.	3424
CHECKED BY	8/27/96	REVISION NO.	1
DATE	1-20-07	SCALE	AS SHOWN
BY	D. J. BROWN	PROJECT NO.	3424
CHECKED BY	8/27/96	REVISION NO.	1

HERITAGE ENGINEERING, LTD.
 435 S. PRAIRIE AVENUE
 WINNEBAGO COUNTY, ILLINOIS 61083-1424
 PHONE NO. 815/728-1427 FAX 815/728-3719

ALL DIMENSIONS AND LOCATIONS SHOWN ARE SUBJECT TO A FINAL SURVEY

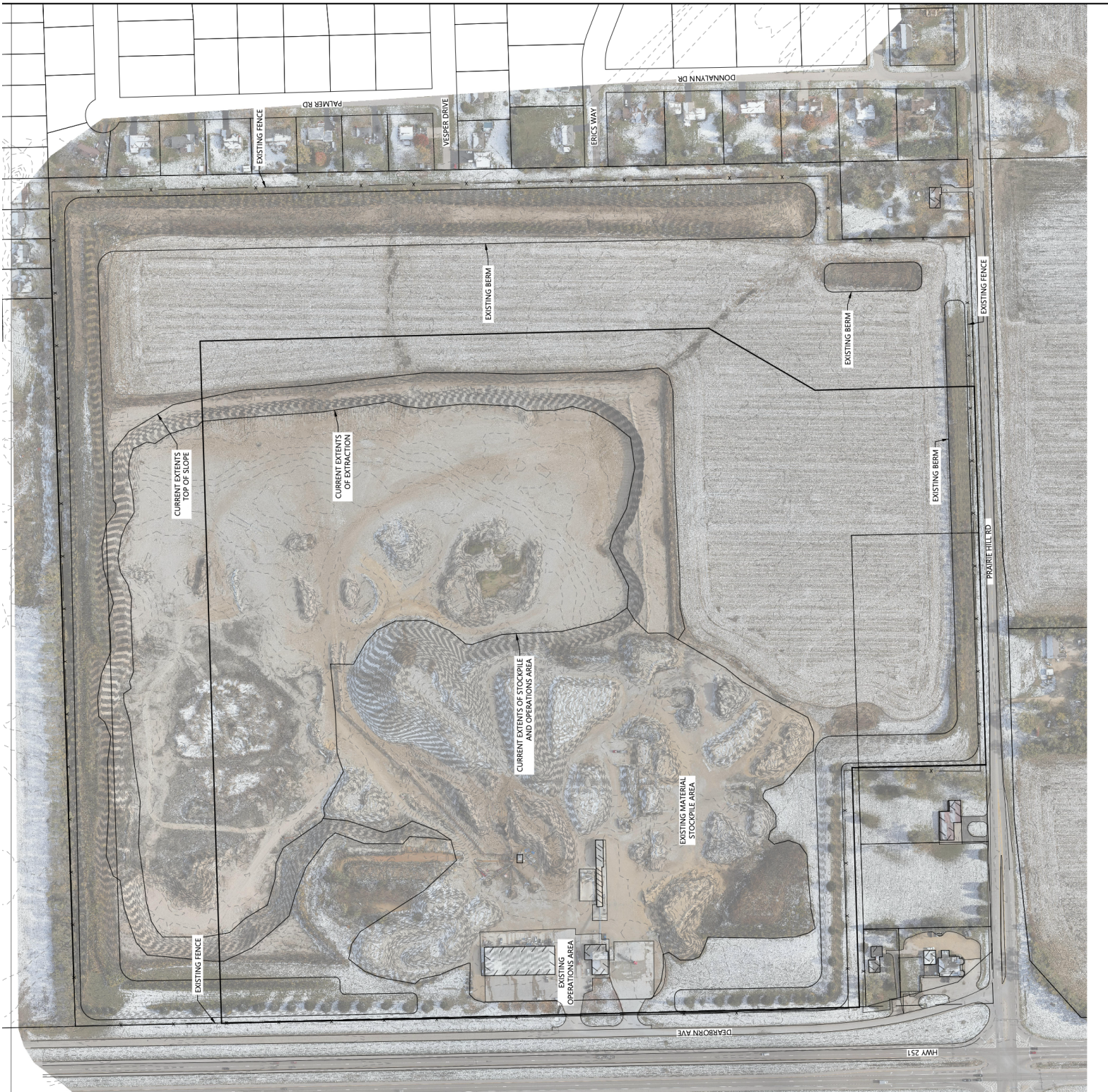
LOT BEING 75 ACRES MINING AREA AND 14.7 ACRES PLANT AREA

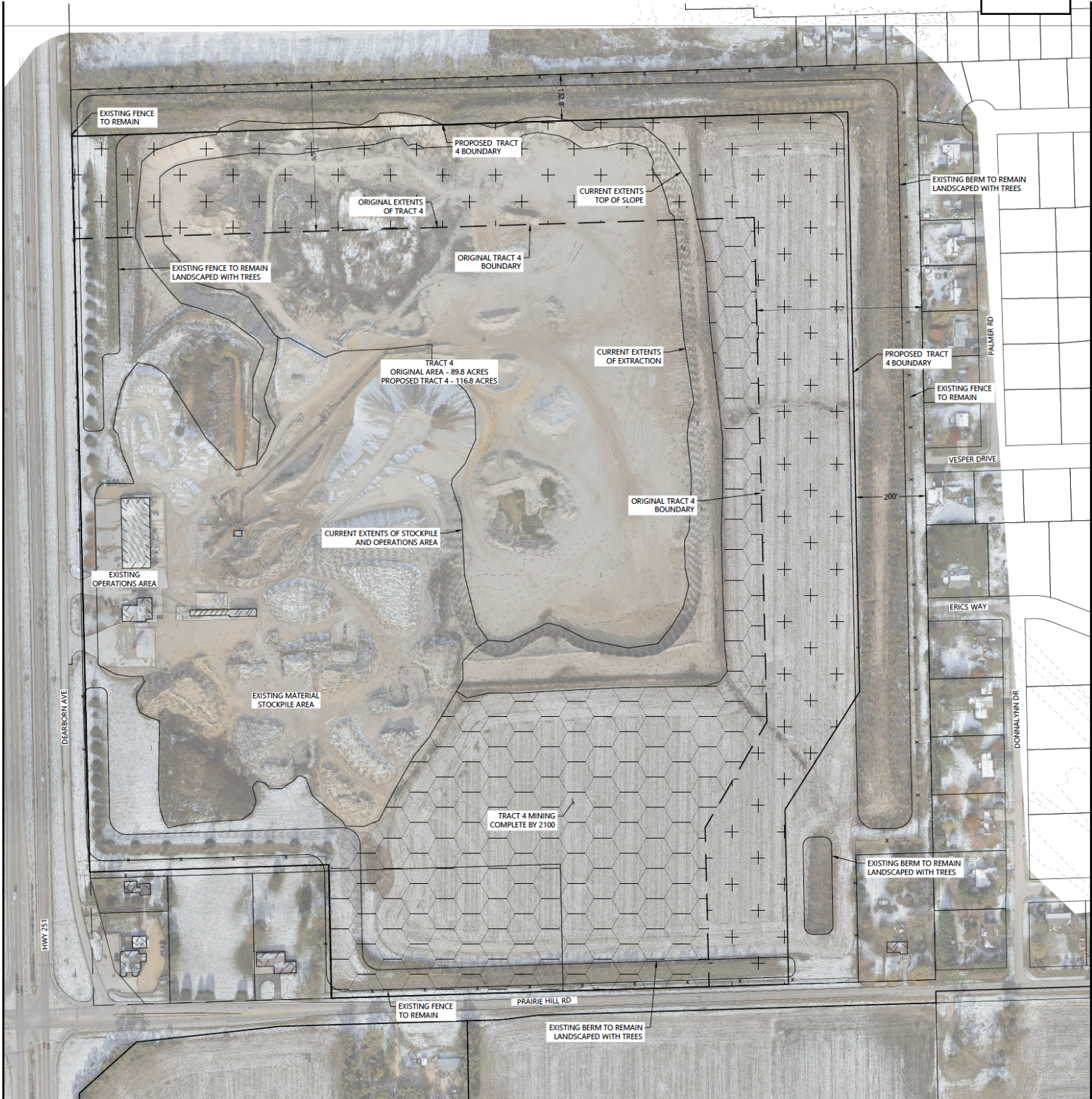
45 ACRES TO BE ZONED R1.

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 DRUMMING AND OUTDROPS FROM SITE SHALL BE TRAPPED ON PAVED ROADS ONCE OFF SITE.

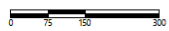
SCHEDULE OF PHASED CONSTRUCTION



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 BE CONSTRUCTED ALONG THE EAST LINE OF PHASE 1 MINING. THE REMAINDER OF THE PROPERTY WILL BE PHASED (ALL R1) AND PHASE 2 AND 3 MINING AREAS TO BE CONSTRUCTED ALONG THE EAST LINE OF PHASE 2 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 AND EXTENDED ACROSS PHASE 2 TO THE WEST LINE OF PHASE 3. WHEN PHASE 2 MINING BEGINS, WHEN THE BERM IS COMPLETED, THE BERM WILL BE EXTENDED ACROSS PHASE 2. UNTIL THE COMPLETION OF THE PHASE 3 MINING IN APPROX 2045. AT THAT TIME THE EXISTING QUARRY WILL BE RECLAMATED AS PER THE RECLAMATION PLAN AT THAT TIME.

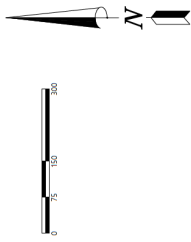




LEGEND



-  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.

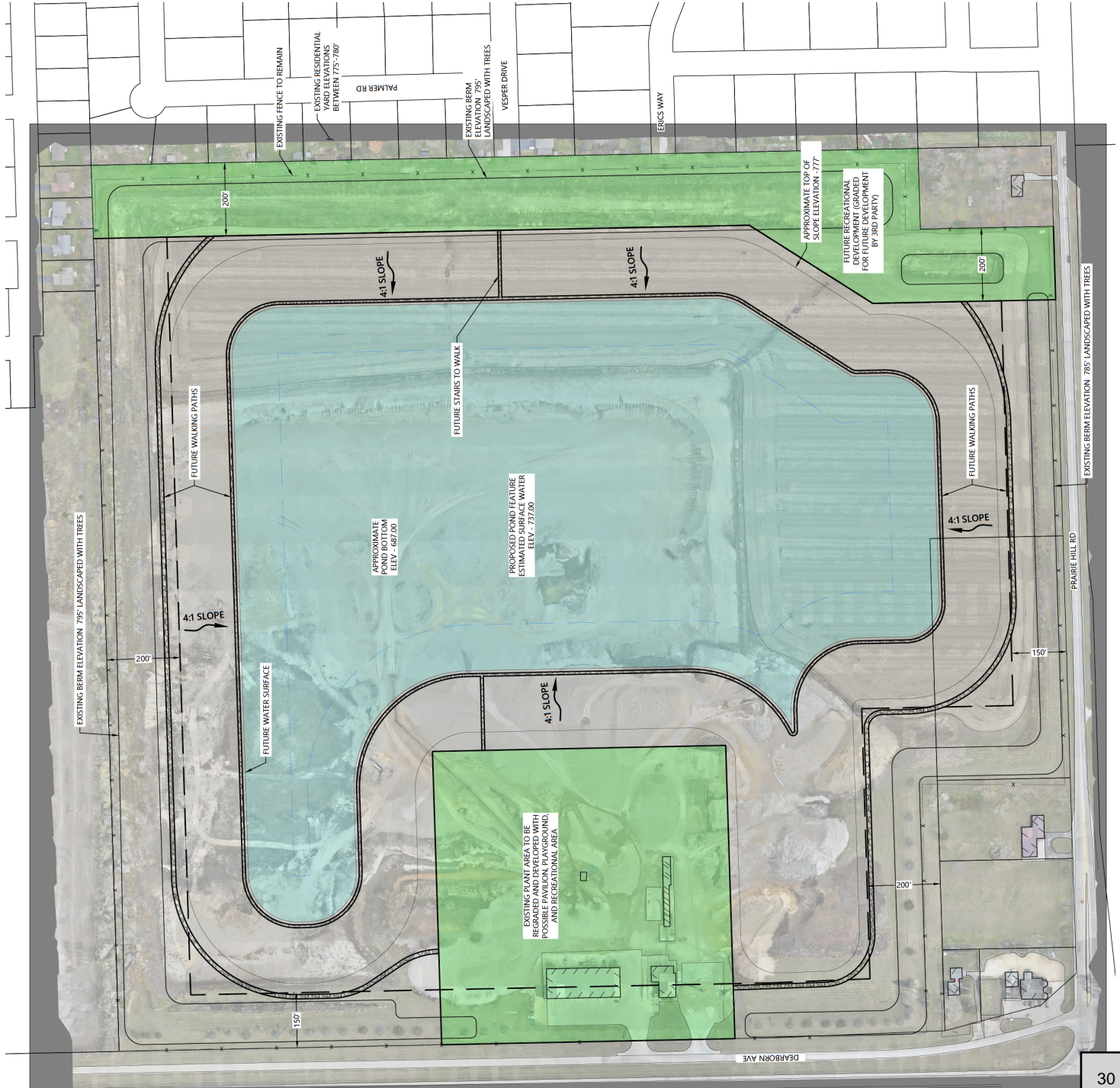
If seeding prior to June 15, use annual oats nurse crop at a rate of 0.8 pounds per 1,000 square feet.

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 # 2.

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.

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.

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.

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>	

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 ARTICLE VI. SPECIAL DISTRICT REGULATIONS

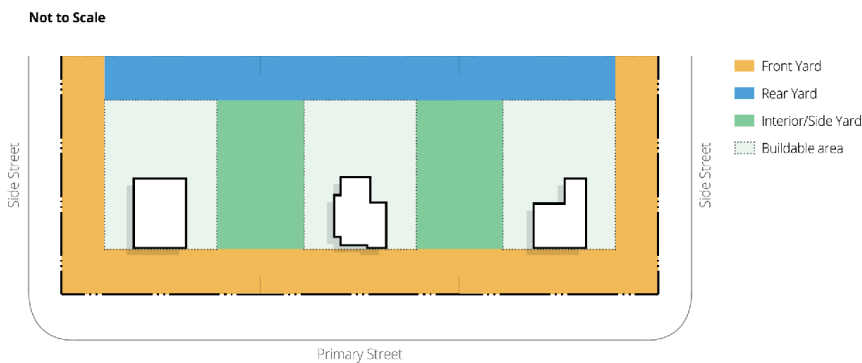
Sec. 15-492. Special district bulk standards.

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	

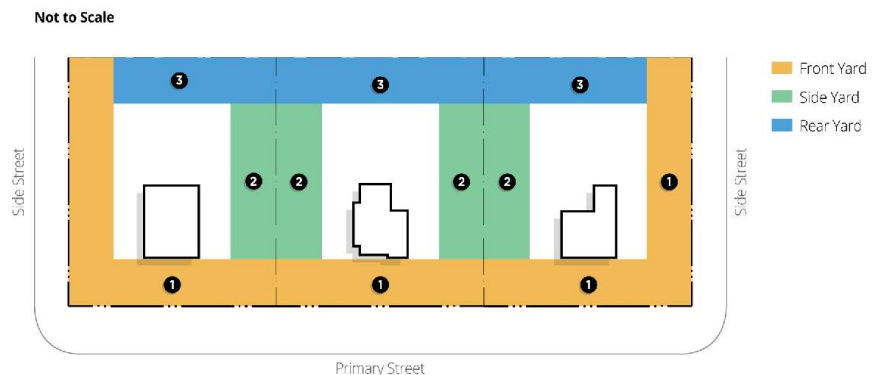
*Uses that utilize pre-approved building plans from the Village may be permitted by-right. Projects that do not utilize these plans shall require a special use permit.

CODE OF ORDINANCES
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ARTICLE VII. GENERAL PROVISIONS

Sec. 15-522. Fence regulations.

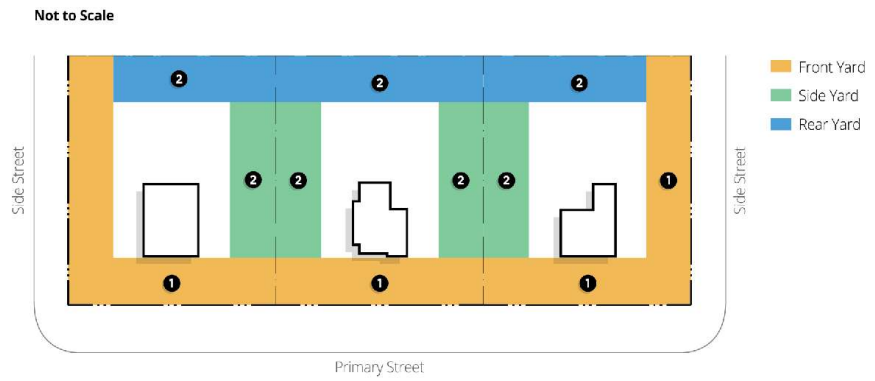
- (a) *Generally.* All fences erected within the village are required to comply with the following provisions, as well as all other provisions of this Code.
- (1) A fence may be located on a lot line, but no such fence shall protrude in full or part onto any adjacent property. A fence not located on 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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ARTICLE VII. GENERAL PROVISIONS



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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ARTICLE VII. GENERAL PROVISIONS

- (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.

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>	<i><u>MS-C, MS-E</u></i>	<i>IG, IH</i>	<i><u>PC, HC</u></i>
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.

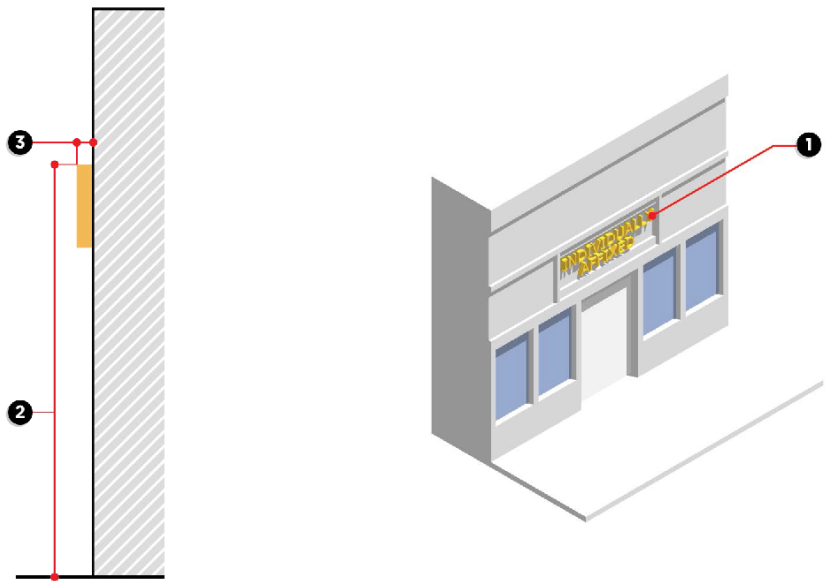
(2) *Height.* No wall sign shall protrude above the highest roofline or the top of the parapet wall or mansard roof.

(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.

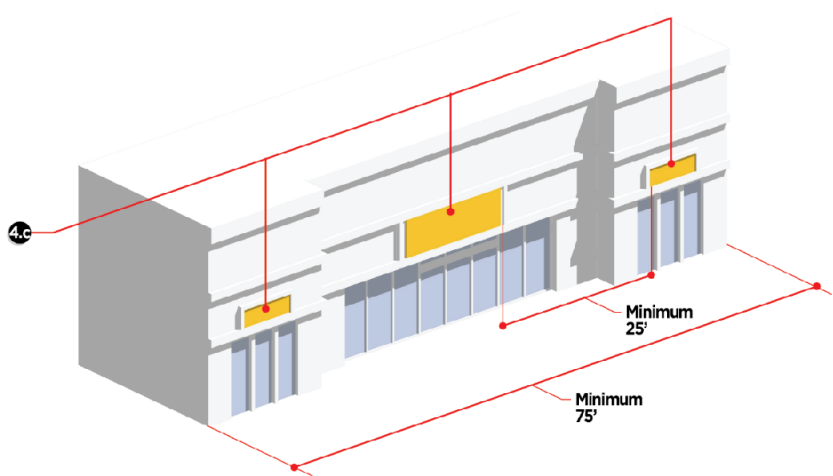
(4) *Number of signs.*

- 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



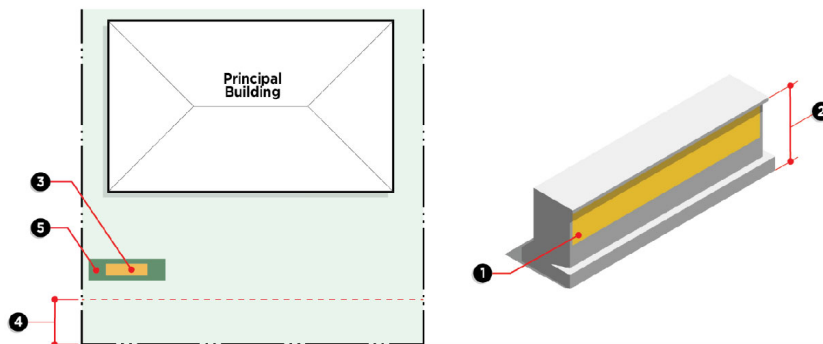
Graphic 15-691(2). Secondary Wall Signs

(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.

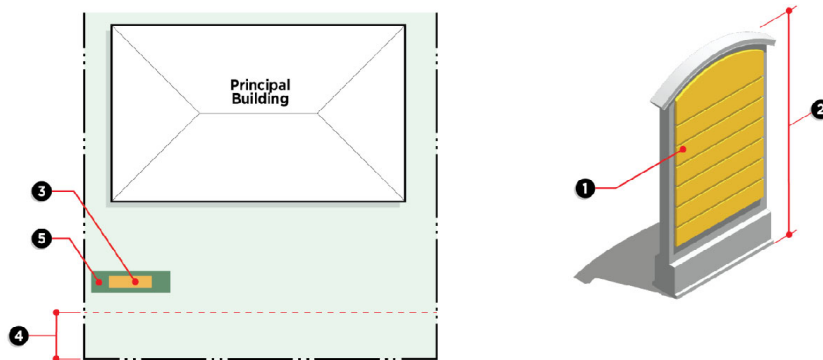
(2) *Height.*

- 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.

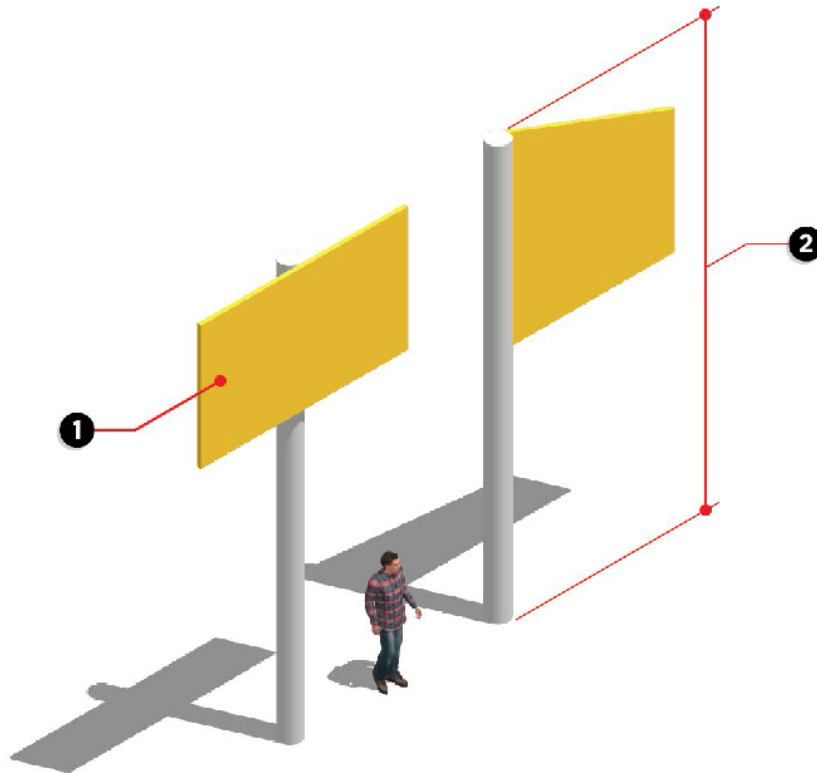
- (2) *Height.* The maximum permitted height of multitenant monument signs shall not exceed 14 feet.
- (3) *Number of signs.* A maximum of one multitenant monument sign shall be permitted per lot frontage.
- (4) *Location.* Multitenant monument signs shall be located a minimum of five feet from all property 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

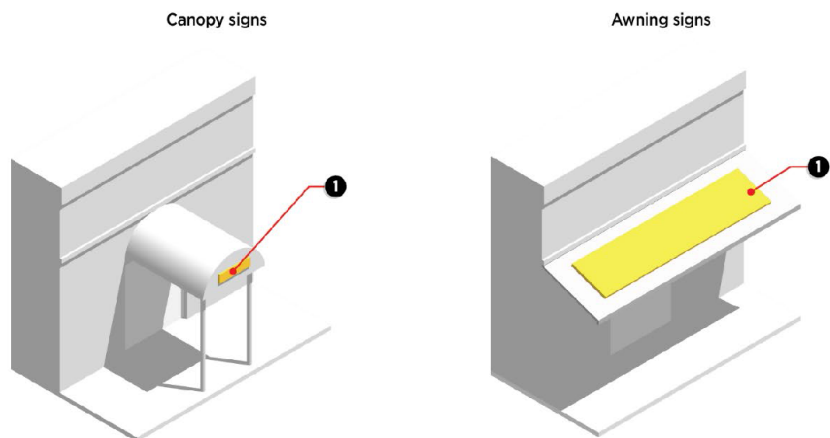
- (d) *Pole/pylon signs.*
 - (1) *Sign area.*
 - a. The maximum permitted sign area of pole/pylon signs serving a single-tenant building shall not exceed 30 square feet.
 - b. The maximum permitted sign area of pole/pylon signs serving a multitenant building shall not exceed 60 square feet.
 - (2) *Height.*
 - 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.



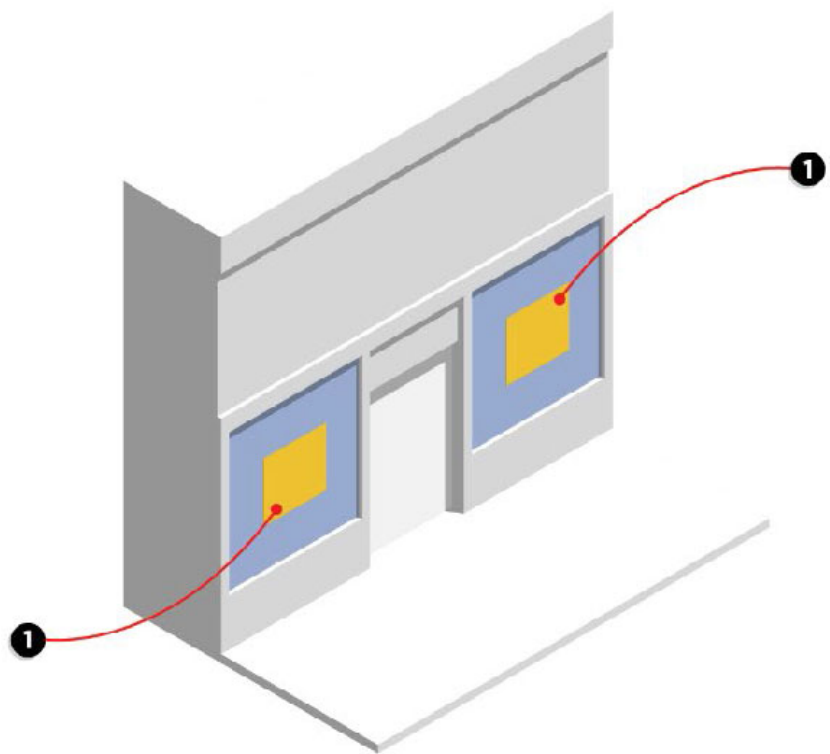
Graphic 15-691(5). Pole/Pylon Signs

- (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

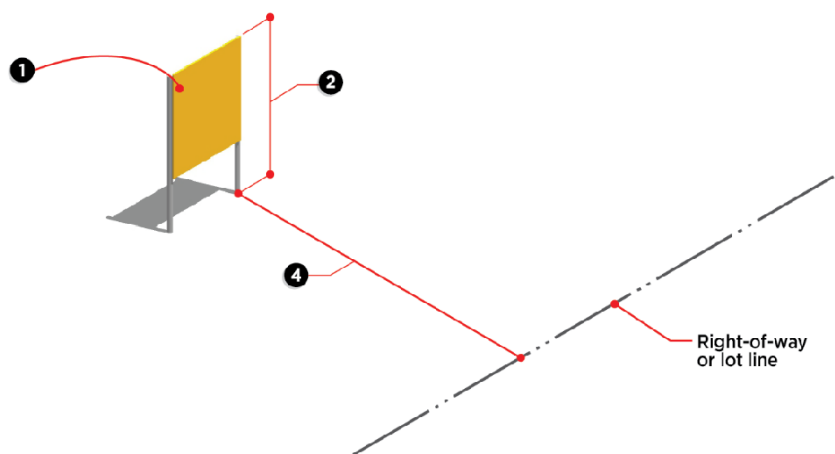
- (f) *Window signs, permanent; sign area.* The maximum permitted sign area of a permanent window sign shall be 25 percent of the square footage of the individual window on which the sign shall be located. Permanent window sign area shall be counted in aggregate with temporary window sign area.



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.



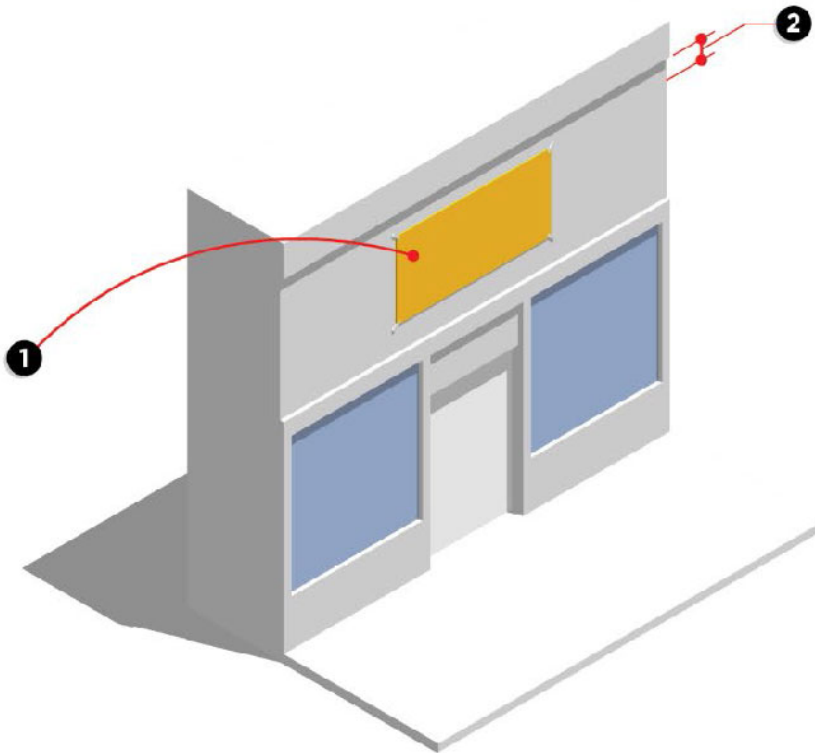
Graphic 15-691(8). On-Site Traffic Directional Signs

(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.

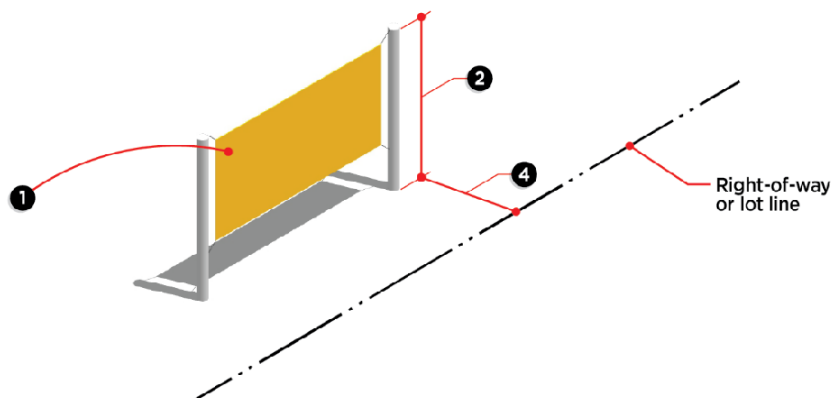
- b. The maximum permitted sign area of wall-mounted banner signs in the [MS-C](#), [MS-E](#) CO, CR, CH, CG, IG, IH, [PC](#), and HC districts shall not exceed 32 square feet.
- (2) *Height.* No wall-mounted banner sign shall protrude above the highest roofline or above the top of the parapet wall or 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.*

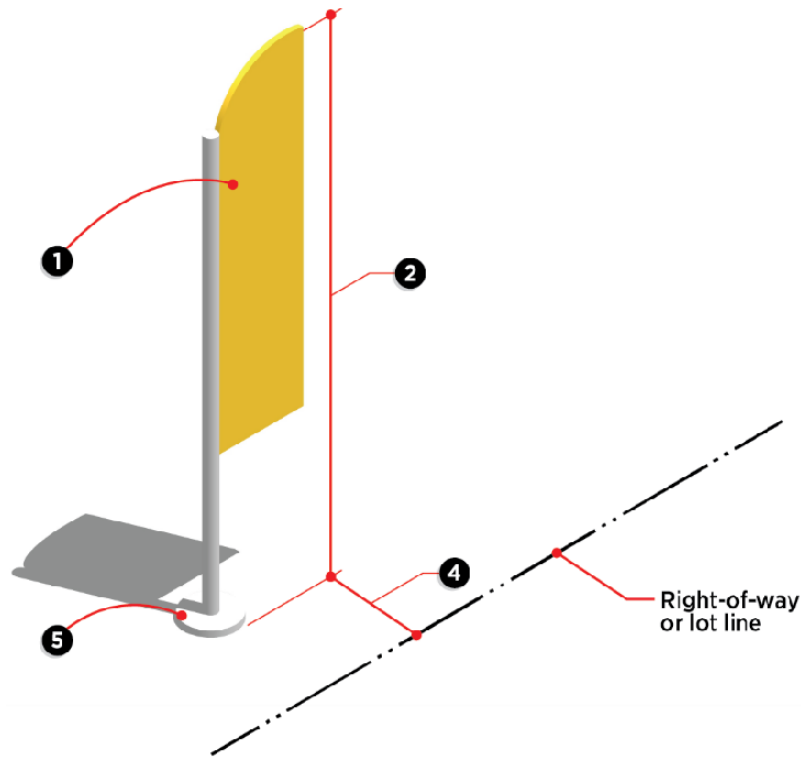
- a. Ground-mounted banner signs shall be securely anchored into the ground or secured in a portable base designed for such function.
- b. Ground-mounted banner signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.



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

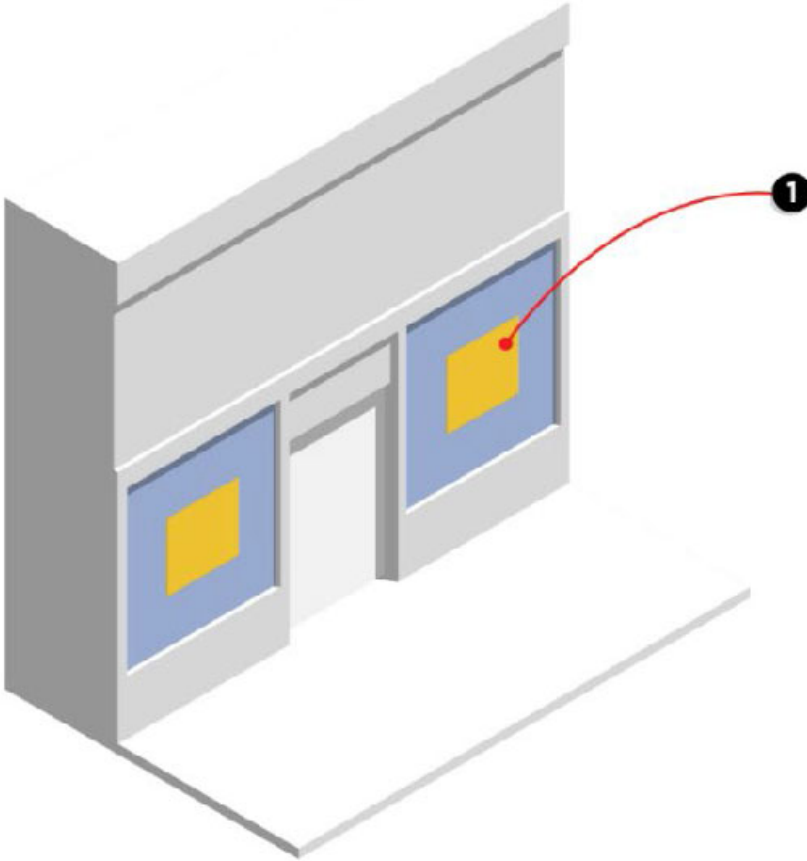
(d) *Feather signs.*

- (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

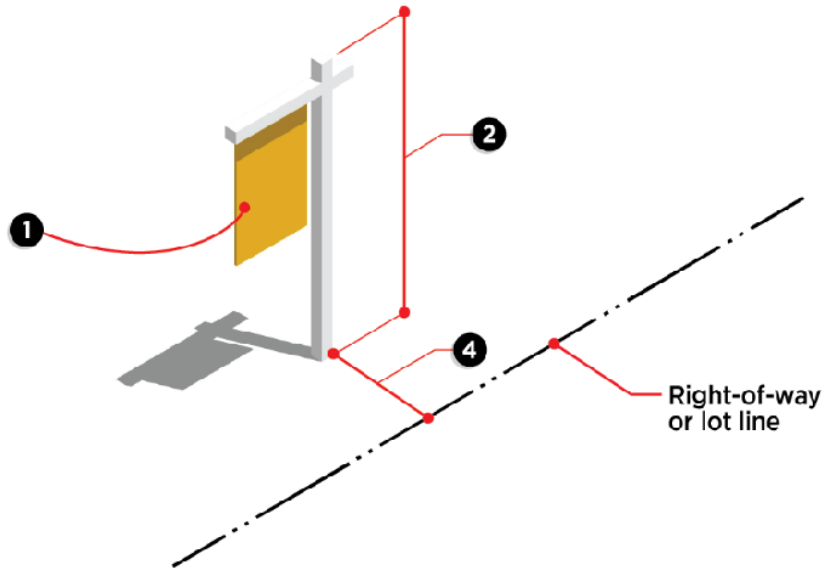
- (e) *Window signs, temporary; sign area.* The maximum permitted sign area of a temporary window sign shall be 25 percent of the square footage of the individual window on which the sign shall be located. Temporary window sign area shall be counted in aggregate with permanent window sign area.



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

(f) *Post signs.*

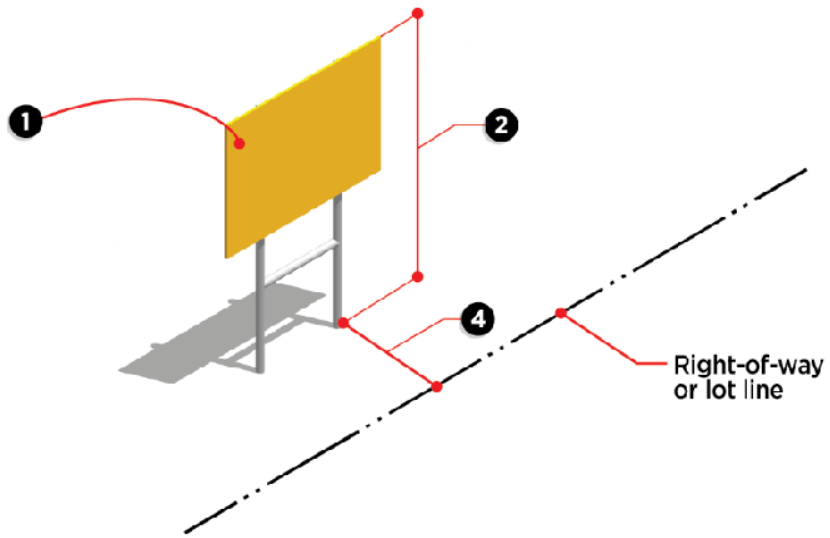
- (1) *Sign area.* The maximum permitted sign area of a post sign shall be six square feet.
- (2) *Height.* The maximum permitted height of a post sign shall be six feet.
- (3) *Number of signs.* A maximum of one post sign shall be permitted per lot frontage.
- (4) *Location.* Post signs shall be located 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.

2026 ZBA Meeting Dates

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
S	M	T	W	T	F	S
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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September						
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
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27	28	29	30			

October						
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January 14, 2026

May 13, 2026

September 09, 2026

February 11, 2026

June 10, 2026

October 14, 2026

March 11, 2026

July 08, 2026

November 12, 2026

April 08, 2026

August 12, 2026

December 09, 2026