

Zoning Board of Appeals Meeting of October 8, 2025

Application No. ZBA 2025-021

Applicant: Village of Roscoe
Location: N/A
Requested Action: Zoning Text Amendments to Chapter 155 addition of Main Street Zoning
Existing Use: N/A
Proposed Use: N/A
Existing Zoning: N/A
Adjacent Zoning: N/A

Description: The proposed amendments to Chapter 155 of the Village Code of Ordinances introduce two new zoning districts, designed to align with and advance the vision and goals set forth in the Main Street District Roscoe Blueprint. The Blueprint identifies current zoning policies are misaligned with the community’s development goals and recommends updates to support mixed-use development and a more compact, walkable development pattern. The proposed zoning districts establish standards to guide development and redevelopment. The guidelines address key elements such as building height, massing, facade treatment, and streetscape design, intending to shape the physical environment to promote a vibrant, pedestrian-friendly downtown.

The proposed amendment would create the following new zoning districts.

- **MS-C, Main Street Core District:** Focused on creating a vibrant, mixed-use environment that encourages pedestrian activity, commerce, and community gathering.
- **MS-E, Main Street Edge District:** A transition zone between the high-density core and surrounding residential neighborhoods, offering a mix of housing types and small-scale commercial uses.

Attached are the proposed amendments to the Zoning Ordinance.

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

Required Findings by the Zoning Board of Appeals:

Staff has provided suggested findings for use by the ZBA.

The Zoning Board of Appeals finds that the proposed zoning text amendment is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan and Main Street District Blueprint because it establishes new zoning districts that support the development of a mixed-use, walkable downtown in alignment with the community's long-term goals.

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