



V I L L A G E *of* R O S C O E

10631 MAIN STREET, P.O. BOX 283, ROSCOE IL 61073
PHONE: 815-623-2829 FAX: 815-623-1360 EMAIL: frontdesk@roscoeil.gov

ZONING BOARD of APPEALS APPLICATION

GENERAL INFORMATION

Applicant

Name: Foraged Holdings LLC (Greg & Deanna Osborn)

Address: 10774 Main Street

Phone: [REDACTED] Email [REDACTED]

Applicant's Interest in Subject Property: Owner

Owner (if different from Applicant)

Name: _____

Address: _____

Phone: _____ Email _____

SUBJECT PROPERTY

Address of Property: 10774 Main Street

Current Zoning Classification of Property: CR

UT R1 R2 RR MRD RM PUD CPD CR CG CH CO IL IG IH F C P

Other _____

If a Special Use Permit has been previously issued, describe here, including date of issuance:

n/a

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

Property Identification Number (PIN): 04-33-332-007
Township: Roscoe

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

Yes No Trust No. _____

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

Requested Action (check as many as are applicable)

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

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

The request for a map amendment from CG to MS-C is intended to better align the property's zoning designation with the Village's long-term vision for the Main Street corridor.

Consultants

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

Village Officials or Employees

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

Repeat Application

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

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

Required Submittals

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

Certifications

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

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

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

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

Greg Osborn

Greg Osborn

Name of Applicant

Name of Owner

Signature of Applicant

Signature of Owner

3/03/2026

3/03/2026

Date

Date

FOR OFFICE USE ONLY

Fee _____

Date Filed _____

Legal Published _____

Receipt Number _____

Newspaper _____

Date Hearing Scheduled _____

Date Legal Posted _____

Staff Signature / Date



DocId:20182758

Tx:40192180

2026002034

Filed for Record in
WINNEBAGO COUNTY IL
LORI GUMMOW, CLERK & RECORDER
01/26/2026 11:12:52 AM
DEED Pages: 2

| | |
|---------------|--------|
| ST STAMP FEE | 120.00 |
| CO STAMP FEE | 60.00 |
| RECORDING FEE | 36.00 |
| RHSP FEE | 18.00 |

WARRANTY DEED

THIS INDENTURE WITNESSETH
That The Grantor(s),

ELEVATED TERRA FIRMA, INC.

For the Consideration of the One dollar and other good and Valuable considerations in hand Paid, receipt of which is hereby Acknowledged,

CONVEYS and WARRANTS
Fee simple title unto Grantee:

FORAGED HOLDINGS LLC

LEGALLY DESCRIBED AS:

The East Forty-four (44) feet of Lot Four (4) in Block P as designated upon the Plat of the Town of Roscoe, the Plat of which is recorded in Book C of Deeds on page 28 in the Recorder's Office of Winnebago County, Illinois; EXCEPTING THEREFROM the South One (1) foot of aforesaid premises; situated in the County of Winnebago and State of Illinois.

PROPERTY COMMONLY KNOWN AS: 10774 Main Street, Roscoe, IL 61073
TAX CODE: 04-33-332-007

Subject to all restrictions, covenants, and easements of record if any.

Subject to general Real Estate taxes for the year 2025 and subsequent years and are hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 21st day of January, 2026

| |
|---|
| AFFIX TRANSFER STAMP HERE |
| OR |
| "Exempt under provisions of Paragraph _____" Section 4, Real Estate Transfer Tax Act. |
| _____ Date Buyer, Seller or Representative |

TVA WW338977.com

Elevated Terra Firma, Inc.

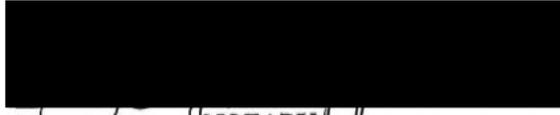
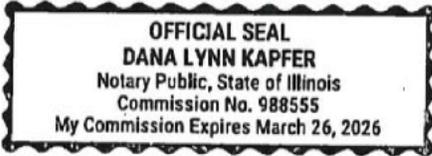


STEVE QUIES, Authorized Signer

STATE OF ILLINOIS)
) SS.
WINNEBAGO COUNTY)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, STEVE QUIES, PERSONALLY KNOWN TO ME WHOSE NAME IS SUSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGE THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 21st DAY OF JANUARY, 2026.



NOTARY

FUTURE TAXES FOR AND RETURN TO:
~~GREGORY OSBORN~~ FORAGED HOLDINGS, LLC
11245 Yarby Lane
Machesney Park, IL 61115

~~GREGORY OSBORN~~
~~GREGORY OSBORN~~
~~11245 YARBYPARK~~
~~MACHESNEY PARK, IL 61115~~

This instrument was prepared by:
Attorney John M. Gilbert
5010 North Second Street
Loves Park, IL 61111
815/877-2500