

VILLAGE OF ROSCOE, ILLINOIS
PARKING LOT SURFACING WAIVER

DATE OF WAIVER: December 16, 2025

RESOLUTION AUTHORIZING WAIVER: 2025-XX

EXPIRATION OF WAIVER: August 1, 2026

SECTIONS WAIVED: Title XV – Land Use, Chapter 155 – Zoning Regulations, Article X – Off Street Parking and Loading, Section 15-617(i) Surfacing (Article X)

ADDITIONAL CONDITIONS OF WAIVER:

1. A temporary waiver of the requirements set forth in Article X of the Village of Roscoe Code of Ordinances, pertaining to Off-Street Parking and Loading Surfacing, for Pietro’s Pizza located at 5724 Elevator Road, shall be valid until August 1, 2026. The Property Owner shall be in full compliance with the Village’s Code of Ordinances prior to the expiration of waiver.
2. The Property Owner shall complete a lot combination to create a single, unified lot containing both the building and the vacant lot used as a parking area located on PIN 04-28-453-005. The Village shall be provided with documentation confirming completion no later than February 1, 2026.
3. The Property Owner shall install additional gravel, as needed, to improve and stabilize the parking surface to the satisfaction of the Village Engineer. The parking lot shall be maintained in safe and orderly condition throughout the temporary approval period. The Property Owner shall also be responsible for ensuring the adjacent public roadways are kept clean and free from any sediment leaving the site.
4. The Property Owner shall engage a qualified consultant to prepare a submittal of the following documents required for the site improvements no later than April 1, 2026:
 1. Detailed civil site plans and specifications showing the proposed improvements to the entire site, consistent with Article X (Off-Street Parking and Loading) and Article XI (Landscaping) of the Code of Ordinances.
 2. Erosion and Sediment Control Plan consistent with Chapter 152 of the Code of Ordinances.
 3. Stormwater management report consistent with Chapter 151 of the Code of Ordinances.
 4. Project schedule showing estimated dates of completion for all major phases of the project.

Once the submittal has been received by Village, staff will advance the review of the documents as soon as possible. All review fees incurred by Village staff and its consultants shall be reimbursed by the property owner in accordance with Article II (Administration and Enforcement) of the Code of Ordinances. The property owner shall also be responsible for securing any necessary local, State, and Federal permits (and paying permit fees) to complete the proposed project.

5. Installation of a paved surface and ancillary site improvements compliant with the approved site plans and specifications shall start within 30 days of site plan approval. Parking and loading spaces and access drives shall be paved with concrete or bituminous pavement by August 1,2026.
6. Failure to meet the above deadlines or conditions shall result in the revocation of the temporary parking authorization and may be subject to enforcement action in accordance with applicable municipal code provisions.

Reviewed By:

Village Engineer

Village Administrator

Acknowledgement of Conditions.

OWNER