

**VILLAGE OF ROSCOE
ORDINANCE NO. 2026-06**

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM THE CR–RETAIL AND SERVICE COMMERCIAL ZONING DISTRICT TO THE MS-C – MAIN STREET CORE ZONING DISTRICT FOR A PARCEL LOCATED AT 10774 MAIN STREET (PIN: 04-33-332-007)

WHEREAS, the owner of the parcel located at 10774 Main Street, Roscoe, Illinois (PIN: 04-33-332-007) (“Property”) and legally described in the description attached hereto as Exhibit “A”, wishes to change the zoning classification of the property from CR – Retail and Service Commercial zoning to MS-C – Main Street Core zoning, as established by the zoning code of the Village of Roscoe; and

WHEREAS, the changes in zoning classification require an amendment to the zoning map to comply with Village Ordinance; and

WHEREAS, on March 11, 2026, the Village of Roscoe Zoning Board of Appeals held the requisite hearing pursuant to notice, regarding the map amendment request by the owner of the property; and

WHEREAS, the Zoning Board of Appeals met on March 11, 2026, and thereafter voted to approve the application for map amendment (ZBA Motion to Approve passed 4-0-0); and

WHEREAS, the Village of Roscoe is authorized and empowered by statute to adopt and enforce the provisions of this ordinance; and

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROSCOE, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by reference.

Section 2. That the map amendment request by the owner of the property located at 10774 Main Street, Roscoe, Illinois (PIN: 04-33-332-007) and legally described in the description attached hereto as Exhibit “A”, be and hereby is approved, and that said Property, is and shall be zoned Main Street Core (MS-C) as described in the Village of Roscoe Code of Ordinances.

Section 3. Any portion of any other ordinance in conflict with this ordinance is hereby expressly repealed to the extent of the conflict.

Section 4. All other portions of the Code of Ordinances of the Village of Roscoe shall remain in full force and effect.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Section 6. The Village Clerk of Roscoe shall attest the same after the signature of the Village President.

2026-06

1st Read:

PASSED BY ROLL CALL VOTE ON:

NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee John Broda				
Trustee Molly Butz				
Trustee Dayne Mead				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED APRIL 7, 2026:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

Exhibit "A"
(Ordinance 2026-06)

LEGAL DESCRIPTION

Legal Description of 10774 Main Street, PIN: 04-33-332-007

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.