

**VILLAGE OF ROSCOE
ORDINANCE NO. 2026-03**

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM THE UT-
URBAN TRANSITIONAL ZONING DISTRICT TO THE IG – GENERAL INDUSTRIAL
ZONING DISTRICT FOR A PORTION OF A PARCEL LOCATED AT 14165 NORTH 2ND
STREET (PIN: 04-09-300-001)**

WHEREAS, the owner of the parcel located at 14165 North 2nd Street, Roscoe, Illinois (PIN: 04-09-300-001) (“Property”) and legally described in the description attached hereto as Exhibit “A”, wishes to change the zoning classification of the property from UT – Urban Transitional zoning to IG – General Industrial 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 February 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 February 11, 2026, and thereafter voted to approve the application for map amendment (ZBA Motion to Approve passed 6-0-0); 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 14165 North 2nd Street, Roscoe, Illinois (PIN: 04-09-300-001) 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 General Industrial (IG) 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 Any portion of any other ordinance in conflict with this ordinance is hereby expressly repealed to the extent of the conflict.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.

2026-03

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 MARCH 3, 2026:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

Exhibit "A"
(Ordinance 2026-03)

LEGAL DESCRIPTION

Legal Description of UT Zoned Portion of 14165 North 2nd Street, PIN: 04-09-300-001

Part of the Southwest Quarter (1/4) of Section Nine (9), Township Forty-six (46) North, Range Two (2) East of the Third (3rd) Principal Meridian, bounded and described as follows, to wit: Beginning at the Northeast corner of the Southwest Quarter of said Section; thence South, along the East line of the Southwest Quarter of said Section, 2244.00 feet to the Northeast corner of premises conveyed by Instrument recorded in Book 1380 of Deeds on page 572 in the Recorder's Office of Winnebago County, Illinois; thence West, along the North line of said premises, 220.00 feet to the Northwest corner thereof; thence South, along the West line of said premises, 396.00 feet to the South line of the Southwest Quarter of said Section; thence West, along the South line of the Southwest Quarter of said Section, 386.00 feet; thence North, parallel with the East line of the Southwest Quarter of said Section, 459.00 feet; thence Northeasterly, 356.00 feet to a point which is 426.00 feet perpendicularly distant West from the East line of the Southwest Quarter of said Section; thence North, parallel with the East line of the Southwest Quarter of said Section, 1450.00 feet to a point which is 426.00 feet perpendicularly distant South from the North line of the Southwest Quarter of said Section; thence West, parallel with the North line of the Southwest Quarter of said Section, 1944.00 feet to the East Right-of-Way Line of Illinois Route 251 as said Road is now located and laid out; thence North, along said East Right-of-Way line, 426.00 feet to the North line of the Southwest Quarter of said Section; thence East, along the North line of the Southwest Quarter of said Section, 2370.00 feet to the point of beginning. Subject to the rights of the public and the State of Illinois in and to those portions thereof taken used or dedicated for public road purposes. Situated in Winnebago County, Illinois. Containing 45.4 acres more or less.