

Zoning Board of Appeals Meeting of November 12, 2025

Application No. ZBA 2025-022

Applicant: Village of Roscoe

Requested Action: A zoning map amendment to change the zoning of the subject properties from their existing district to MS-C and MS-E

Description: The request includes amending the existing zoning of 54 properties: 43 properties would be rezoned to MS-C, Main Street -Core and 11 properties would be rezoned to MS-E, Main Street Edge. A corresponding text amendment is currently under review, which will establish standards to guide future development and redevelopment within these districts.

The proposed new zoning districts are:

- **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:** Serves as a transition zone between the high-density core and surrounding residential neighborhoods, offering a mix of housing types and small-scale commercial uses.

The proposed zoning and text amendments are designed to align with and advance the vision and goals outlined in the Main Street District Roscoe Blueprint. The Blueprint identified that current zoning policies are misaligned with the community's development goals and recommended updates to support mixed-use development and a more compact, walkable pattern. The guidelines address key elements such as building height, massing, façade treatment, and streetscape design, with the intent of shaping a vibrant, pedestrian-friendly downtown.

MS-C District (Main Street Core)

The MS-C district encourages higher-density, multi-story development combining residential, commercial, and office uses. Buildings can reach up to 60 feet, supporting a lively streetscape without overwhelming surrounding areas. The district prioritizes pedestrian and bicycle accessibility, including wide sidewalks, bike lanes, and public amenities. Ground floors are required to be commercially active to foster street-level engagement. Architectural standards emphasize a cohesive and visually appealing mix of historic and modern design elements. Parking is strategically located in shared, on-street, or structured facilities to minimize surface lots and enhance urban character.

MS-E District (Main Street Edge)

The MS-E district promotes medium-density, mixed-use development with a slightly stronger residential focus than MS-C. Buildings are generally limited to 40 feet, maintaining a human-scale environment. Setbacks and buffer zones provide space for landscaping and green areas, easing the transition between the urban core and quieter neighborhoods. Streets are designed to support moderate traffic while remaining pedestrian- and bicycle-friendly, with on-street and shared parking primarily located behind buildings. Ground-floor commercial spaces accommodate small local businesses at a smaller scale than MS-C, enhancing walkability while preserving the residential character. The district also includes community-oriented spaces such as parks and playgrounds to foster family-friendly environments.

The Main Street Zoning District standards are shown in the table below:

	District Standards	
	MS-C Main Street -Core	MS-E Main Street -Edge
Lot Size	None	None
Lot Width	None	None
Lot Depth	None	None
Front Setback	None ⁽³⁾	5 ft ⁽³⁾
Side Setback	None ⁽²⁾	0 ft
Rear Setback	None	15 ft
Max Height	4 stories ⁽⁴⁾	3 stories
Max Lot Coverage	80%	75%

- (2) Yards adjacent to R districts must maintain a minimum side yard setback of at least 10 feet from the property line.
- (3) Principal buildings shall have a **maximum** setback of 15 feet.
- (4) Buildings within the MS-C district are required to be a minimum of 2 stories in height. 4-story buildings within this district are also required to have a step-down to 2 or 3 stories in height at the street level.

Staff Review: The proposed zoning changes for the Main Street Districts represent a strategic approach to urban growth that will directly benefit property owners while supporting the long-term economic and social vitality of the area. By integrating residential, commercial, and public spaces, the new zoning districts will foster a dynamic, mixed-use environment that promotes economic growth and attracts investment. The introduction of higher-density development in areas with existing infrastructure will reduce urban sprawl, make efficient use of land and preserving open spaces for future generations. Additionally, pedestrian-friendly infrastructure, including wide sidewalks and bike lanes, will not only improve safety and accessibility but also increase foot traffic, benefiting ground-floor commercial spaces and encouraging local business success. This vibrant, walkable environment will foster community interaction, providing a network of spaces for residents, businesses, and visitors to connect. With a focus on diverse housing types, the zoning change will create more affordable housing options, addressing the growing demand for housing while ensuring that development remains well-scaled to its surroundings. These changes offer flexibility and open development opportunities that are currently limited by existing zoning, allowing property owners the option to explore new commercial and residential possibilities.

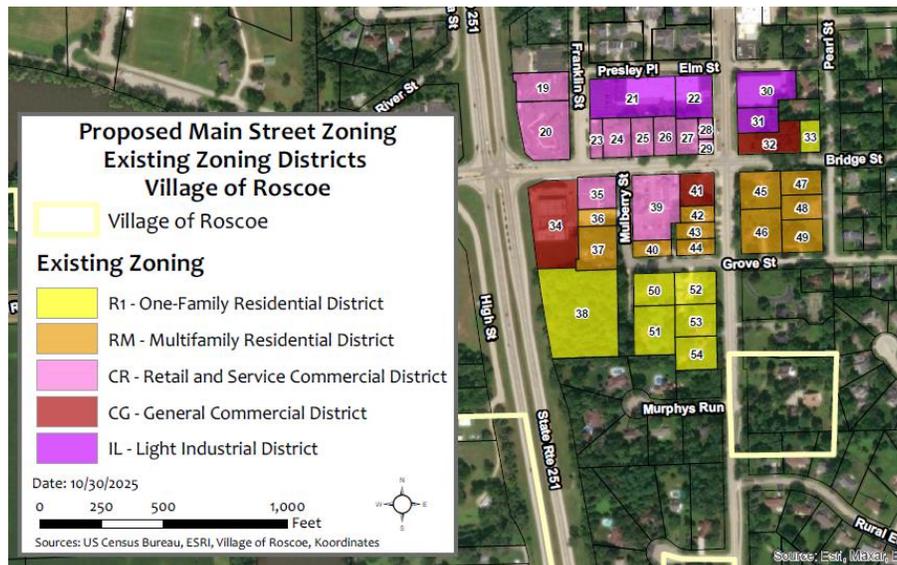
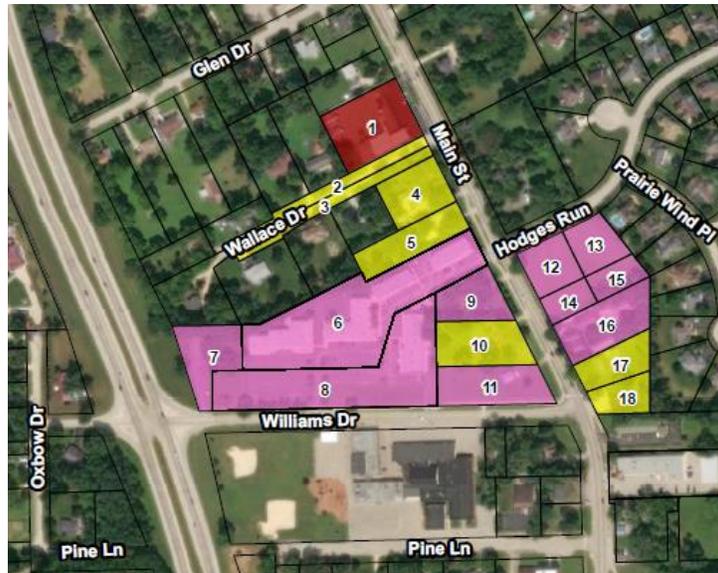
Phasing Plan

The Main Street District will be developed in phases, beginning with zoning the two ends of Main Street at the Williams Drive and Bridge Street areas. This phased approach allows growth to be managed in a controlled and sustainable manner while remaining responsive to market demands and community priorities over time. Starting at the ends establishes clear boundaries for the MS-C and MS-E districts and facilitates gradual integration with surrounding neighborhoods. These locations are ideal for initial development due to existing infrastructure, accessibility to Highway 251, and their role as transition zones between the higher-density urban core and surrounding residential areas. Early focus on these areas also encourages community engagement to help shape the long-term vision of the district. Phase 1 zoning actions will apply MS-C regulations to areas with higher business activity, supporting mixed-use, higher-density development, while MS-E zoning will guide

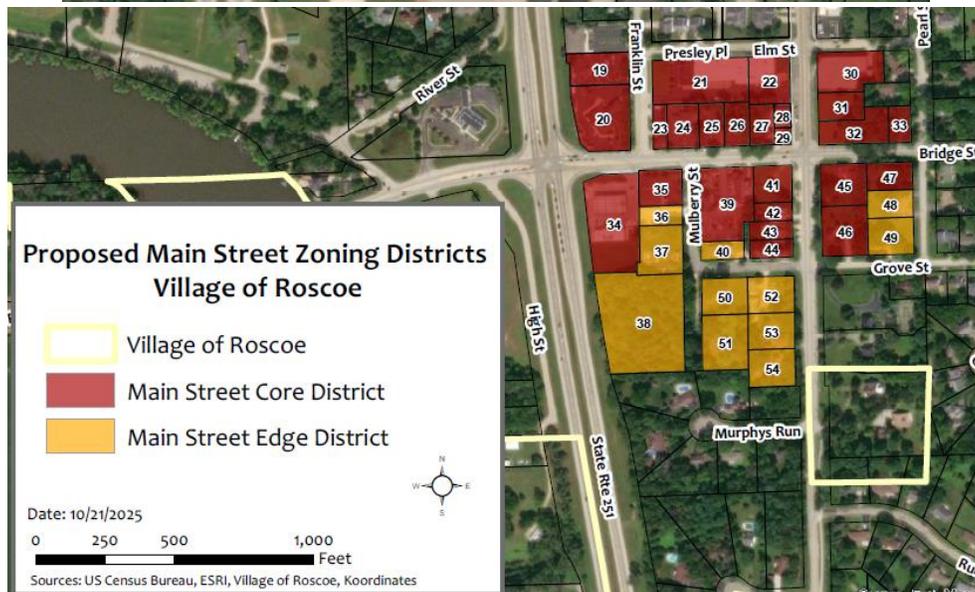
slightly lower-density residential and light commercial uses, creating a buffer between the core and adjacent neighborhoods.

A notice was mailed to all property owners about the zoning map amendments, and frequently asked questions have been created and added to the project website for public reference. Attached are maps depicting existing zoning and the proposed zoning.

Existing Zoning Map– Main Street Strategy Area



Proposed Zoning Map Amendment – Main Street Strategy Area



Zoning Map Amendment Procedure: A zoning map amendment (rezoning) is a change to the zoning district on the zoning map. Section 15-779, Map Amendments and Text Amendments, outlines the procedures for zoning map 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 map 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 map amendments are consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan, as it aligns with key goals and objectives for growth and development. The mapping of new Main Street Zoning Districts promotes development in a planned and coordinated manner, locating in areas efficiently served by existing and planned public water and sanitary sewer infrastructure. The proposal also contributes to the beautification and redevelopment of the downtown, encourages the preservation and restoration of historic buildings, and aligns with design guidelines intended to maintain architectural character and prevent monotony.

Staff Recommendation: Staff recommends **approval** of the requested zoning map amendments, including the recommended findings of fact.