

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Agenda Item: Discussion and Recommendation for a Map Amendment rezoning 54 properties to newly adopted districts: MS-C Main Street -Core or MS-E Main Street-Edge

Date: 11/13/2025

Meeting: COTW 11/18/2025

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Department: Zoning

Overview/Background Information

The Village has presented the Zoning Board of Appeals with a Proposed Zoning Map Amendment establishing the Main Street Zoning Districts. The attached Ordinance would amend the Official Zoning Map to reflect these changes, specifically mapping the Main Street Core and Main Street Edge zoning districts.

Key Issues

- The Main Street District Roscoe Blueprint was adopted by the Village Board to establish a vision for downtown development and redevelopment. The Blueprint recommended zoning policy changes to help implement this vision.
- A text amendment establishing new permitted uses and development standards for the districts was approved by the Village Board on November 4, 2025. The next step in this process is to map the proposed zoning districts.
- A mapping strategy was developed to define clear district boundaries based on factors such as location, infrastructure, and accessibility.

Prior Legislative Actions

The Zoning Board of Appeals reviewed the Zoning Map Amendment on November 12, 2025, and voted unanimously (5-0) to recommend approval, subject to the removal of the properties identified as Map IDs 6, 8, 45, 46, 47, 48, and 49 on the Proposed Main Street Zoning District Map.

Action Required/Recommendation

Review and recommend to the Village Board for passage.

Attachments

Staff Report to ZBA – 11/12/2025
 Legal Notice
 Main Street– Existing Zoning Map
 Main Street– Proposed Map Amendment
 Public Hearing Presentation