

VILLAGE OF ROSCOE, ILLINOIS
ORDINANCE NO. 2025-13

**AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT FOR PROPERTY
LOCATED IN THE PRAIRIE GARDEN SUBDIVISION, VILLAGE OF ROSCOE,
WINNEBAGO COUNTY, ILLINOIS**

WHEREAS, the Village of Roscoe has received a petition from Tony Pipitone (the “Applicants”) requesting approval of a Planned Unit Development (PUD) and tentative plat for certain property located within the Prairie Garden subdivision; and

WHEREAS, the subject property is legally described as: PINs 04-29-251-010, 04-29-251-013, 04-29-251-011, 04-29-251-014, 04-29-251-012, 04-29-277-003, 04-29-277-007, 04-29-277-004, 04-29-277-008, 04-29-277-009, 04-29-277-005, and 04-29-277-006 (the “Property”); and

WHEREAS, the proposed PUD will include 14 duplex buildings and one single-family residence, totaling 29 residential units, along two private drives; and

WHEREAS, the Zoning Board of Appeals, after holding a public meeting on June 11, 2025, reviewed the petition and recommended approval of the proposed PUD and tentative plat, subject to the conditions outlined in the staff report and the addendum dated June 11, 2025; and

WHEREAS, the Village Board of Trustees finds that the proposed development is consistent with the surrounding neighborhood, promotes orderly development, and provides a public benefit in the form of quality infill housing development;

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

Section 1. Incorporation of Recitals

The recitals set forth above are hereby incorporated into this Ordinance as if fully set forth herein.

Section 2. Approval of Planned Unit Development and Tentative Plat

The Village of Roscoe hereby approves the Planned Unit Development for the Property, as submitted by the Applicants, subject to the following conditions:

1. The Property shall be developed substantially in accordance with the site plan, tentative plat, and landscaping plan submitted as part of the application materials.
2. The Applicants shall comply with all provisions of the Village of Roscoe Zoning Ordinance and Subdivision Regulations unless otherwise modified by this PUD approval.
3. The Applicants shall install a 6-foot privacy fence along the rear of the property to provide screening and deter trespassing, as agreed to in the meeting with staff on May 20, 2025.

4. Architectural elements shall be added as follows:
 - a) An additional window shall be installed on the side of each garage;
 - b) Decorative trim shall be added around windows consistent with each building's siding color palette;
 - c) Upgraded siding materials shall be used throughout the development;
 - d) Shutters may be installed where appropriate.
5. Street trees shall be planted in accordance with Section 15-321 of the Village Zoning Ordinance.
6. All other conditions and representations made by the Applicants and documented in the staff report addendum dated June 11, 2025, shall be incorporated as conditions of this approval.

Section 3. Effective Date

This Ordinance shall be in full force and effect immediately upon its passage and approval as required by law.

Section 4. Severability

If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

2025-13				
1st Read:				
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee John Broda				
Trustee Dayne Mead				
Trustee Justin Plock				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED JULY 01, 2025:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK