

ORDINANCE NO. 2026-07
AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT
(PUD) GENERAL DEVELOPMENT PLAN (GDP) AND SPECIFIC
IMPLEMENTATION PLAN (SIP) FOR PROPERTY
COMMONLY KNOWN AS 13750 METRIC ROAD (PIN:04-16-326-003)

WHEREAS, the application of Wayne Lensing of Lensing Wayne Trust for a Planned Unit Development (PUD) General Development Plan (GDP) and Specific Implementation Plan (SIP) to allow a Mixed-Use Development located at 17350 Metric Road having been considered by the Zoning Board of Appeals of the Village of Roscoe Illinois (“Village”) at a public hearing held for the purposes and due notice of said hearing having been given; and

WHEREAS, on August 12, 2026, the Village of Roscoe Zoning Board of Appeals held the requisite hearing pursuant to notice, regarding the Planned Unit Development (PUD) General Development Plan (GDP) and Specific Implementation Plan (SIP) requested by the owner of the property; and

WHEREAS, the Zoning Board of Appeals met on August 12, 2026, and made a recommendation of approval for the Planned Unit Development (PUD) General Development Plan (GDP) on the attached Exhibit B and Specific Implementation Plan (SIP) on the attached Exhibit C to allow a Mixed-Use Development located at 17350 Metric Road, Roscoe, Illinois, legally described on the attached Exhibit A; and

WHEREAS, the Zoning Board of Appeals of the Village of Roscoe does hereby determine that the application meets the required findings pertinent to a Planned Unit Development as set forth in Section 15-721 of the Zoning Ordinance.

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

1. The foregoing recitals are incorporated herein and made a part hereof,
2. The Village hereby approves the Planned Unit Development (PUD) General Development Plan (GDP) on the attached Exhibit B and Specific Implementation Plan (SIP) on the attached Exhibit C to allow a Mixed-Use Development located at 17350 Metric Road, Roscoe, Illinois, legally described on the attached Exhibit A, with the below approved flexibilities.
 - a) Off-Street Parking: Approval of the proposed off-street parking count, including the provision of 38 parking spaces for Building 30, as proposed on the SIP.
 - b) Parking Lot Landscape Islands: Approval to omit interior parking lot landscape islands within the parking lot serving Building 30, as proposed on the SIP.

3. As a condition of granting the Planned Unit Development, the following conditions and restrictions upon the Planned Unit Development, which are hereby deemed necessary for the public interest:
 - a) The applicant shall obtain all required state, county, and local permits and approvals before commencement of work.
 - b) The applicant shall provide a thickened concrete sidewalk adjacent to the parking area along the front façade of Building 30 to serve as a durable vehicle stopping edge in lieu of wheel stops, as approved by the Village Engineer.
 - c) The parking lot shall be striped in full compliance with all applicable code requirements.
 - d) All proposed signage shall comply with the applicable sign regulations of the IG, General Industrial zoning district.
 - e) The project shall maintain adequate fire lanes, emergency access, and fire protection measures as required by the Fire Department.
 - f) The applicant shall address all Village Engineer comments regarding stormwater, utilities, cul-de-sac construction, and detailed site grading before issuance of an occupancy permit.
 - g) The approvals, conditions, and deviations previously established through the annexation agreement shall remain in full force and effect. Approval of this Planned Unit Development is intended to build upon the existing approvals and shall not be interpreted to supersede, invalidate, or render null and void any previously approved rights, conditions, or deviations.
 - h) Development of the site shall substantially conform to the approved General Development Plan and Planned Unit Development documents. If any standards, requirements, or design elements not expressly modified through the Planned Unit Development approval shall comply with the applicable provisions of the IG, General Industrial zoning district, and all other applicable Village ordinances.
 - i) Future improvements depicted on the approved General Development Plan (GDP) may be approved through the Design Review process, provided the improvements are consistent with the approved GDP and do not require additional deviations from the Zoning Ordinance. Any future additions, alterations, expansions, changes in use, or modifications not shown on the approved GDP, or that require additional zoning deviations, shall require approval of a Planned Unit Development (PUD) amendment prior to issuance of any permits.
4. The Village Clerk of Roscoe shall attest the same after the signature of the Village President.

2026-07				
1 st Read:				
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee John Broda				
Trustee Dayne Mead				
Trustee Michael Sima				
Trustee Michael Wright				
Trustee Molly Butz				
President Carol A. Gustafson				

APPROVED _____2026

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK