

**VILLAGE OF ROSCOE  
ORDINANCE NO. 2025-19**

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM THE CR – RETAIL AND SERVICE COMMERCIAL ZONING DISTRICT TO THE R1 – ONE-FAMILY RESIDENTIAL ZONING DISTRICT FOR PARCELS LOCATED AT 12052 JONCEY DRIVE AND 12126 JONCEY DRIVE (PINS: 04-28-477-005 & 04-28-477-004)**

**WHEREAS**, the owner of two contiguous parcels located at 12052 Joncey Drive and 12126 Joncey Drive, Roscoe, Illinois (PINS: 04-28-477-005 & 04-28-477-004) (“Property”) and legally described in the description attached hereto as Exhibit “A”, wishes to change the zoning classification of the property from CR – Retail and Service Commercial zoning to R1 – One-Family Residential zoning, as established by the zoning code of the Village of Roscoe; and

**WHEREAS**, the changes in zoning classification requires an amendment to the zoning map to comply with Village Ordinance; and

**WHEREAS**, on August 13, 2025, 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 August 13, 2025, and thereafter voted to approve the application for map amendment (ZBA Motion to Approve passed 7-0-0); 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.** That the map amendment request by the owner of the property located at 12052 Joncey Drive and 12126 Joncey Drive, Roscoe, Illinois (PIN: 04-28-477-005 & 04-28-477-004) 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 One-Family Residential (R1) as described in the Village of Roscoe Code of Ordinances.

**Section 2.** Any portion of any other ordinance in conflict with this ordinance is hereby expressly repealed to the extent of the conflict.

**Section 3.** All other portions of the Code of Ordinances of the Village of Roscoe shall remain in full force and effect.

**Section 4.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

2025-19				
1 <sup>st</sup> 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 September 16, 2025:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

**Exhibit “A”  
(Ordinance 2025-19)**

**LEGAL DESCRIPTION**

**Lots Three (3) and Four (4) as designated upon Final Plat No. 2 of F & D Kinnikinnick Creekside, being a Subdivision of part of the Southwest Quarter (1/4) of Section 27 and part of the Southeast Quarter (1/4) of Section 28, all in Township 46 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 47 of Plats on Page 178 in the Recorder’s Office of Winnebago County, Illinois; situated in the County of Winnebago and State of Illinois.**