

**VILLAGE OF ROSCOE  
ORDINANCE NO. 2025-16**

**AN ORDINANCE AMENDING THE VILLAGE OF ROSCOE ZONING  
ORDINANCE AND MINOR LAND DIVISION REGULATIONS TO ESTABLISH  
A RESIDENTIAL-ATTACHED (RA) ZONING DISTRICT AND TO AMEND  
STANDARDS FOR LAND DIVISION APPROVAL**

**WHEREAS**, the Village of Roscoe is an Illinois non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1 et seq.); and

**WHEREAS**, the Village of Roscoe has adopted and codified zoning regulations as Title XV, Chapter 155 of the Village Code of Ordinances and subdivision regulations as Title XV, Chapter 154 of the Village Code of Ordinances; and

**WHEREAS**, the Corporate Authorities of the Village of Roscoe find that it is in the best interest of the Village to amend certain provisions of the Zoning Ordinance and Subdivision Ordinance to (1) establish a new Residential-Attached (RA) zoning district for attached single-family dwellings (townhomes), (2) update associated architectural and design standards applicable to residential districts, and (3) amend the procedures and requirements for minor land divisions; and

**WHEREAS**, the Zoning Board of Appeals (ZBA), after conducting a duly noticed public hearing on August 13, 2025, reviewed the proposed text amendments and the staff report, and found the amendments to be consistent with the purpose and intent of the Village's Zoning Ordinance and Comprehensive Plan; and

**WHEREAS**, the ZBA voted to recommend approval of the proposed amendments and made the required findings of fact as set forth in Section 15-779 of the Village Code;

**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 foregoing recitals are hereby adopted as the findings of the Corporate Authorities and are incorporated into this Ordinance as if fully set forth herein.

**SECTION 2: AMENDMENT TO ZONING ORDINANCE – CHAPTER 155.** The Village of Roscoe Code of Ordinances is hereby amended as set forth in **Exhibit A**, which is attached hereto and incorporated herein by reference. Said amendments include, without limitation:

- 1) **Creation of a new Residential-Attached (RA) Zoning District and associated use, bulk, and design standards;**
- 2) **Revisions to architectural design standards applicable to all residential districts;**
- 3) **Clarification and addition of requirements related to façade materials, trim detailing, roofline features, and outdoor private space for attached dwellings.**

**SECTION 3: AMENDMENT TO SUBDIVISION ORDINANCE – CHAPTER 154.** The Village of Roscoe Code of Ordinances is further amended as provided in Exhibit A to revise provisions related to Minor Land Divisions, including:

- 1) **Establishment of eligibility criteria for minor land division (up to four lots, no new public improvements);**
- 2) **Imposition of a limitation of one minor land division per property per five-year period;**
- 3) **Clarification that all land divisions, including minor land divisions, remain subject to approval by the Village Board.**

**SECTION 4: SEVERABILITY.** If any provision of this Ordinance or its application to any person or circumstance is found to be invalid or unenforceable, such invalidity shall not affect the remaining provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

**SECTION 5: CONFLICTS.** All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SECTION 6: EFFECTIVE DATE.** This Ordinance shall be in full force and effect following its passage, approval, and publication in pamphlet form, as provided by law.

[SIGNATURE PAGE TO FOLLOW]

**2025-16**

**1<sup>st</sup> Read:**

**PASSED BY ROLL CALL VOTE ON:**

<b>NAME</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Trustee William Babcock				
Trustee John Broda				
Dayne Mead				
Trustee Justin Plock				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

**APPROVED SEPTEMBER 2, 2025:**

**ATTEST:**

\_\_\_\_\_  
VILLAGE PRESIDENT

\_\_\_\_\_  
VILLAGE CLERK

**Exhibit "A"**  
**(Ordinance 2025-16)**

**ZONING AMENDMENTS**