

**VILLAGE OF ROSCOE  
ORDINANCE NO. 2025-15**

**A RESOLUTION APPROVING A VARIANCE FOR REDUCTION IN REQUIRED PERIMETER LANDSCAPING STRIP AND REAR YARD SETBACK AT 13548 METRIC ROAD, ROSCOE, ILLINOIS (ZONING: CH-HIGHWAY COMMERCIAL THOROUGHFARE DISTRICT)**

**WHEREAS**, a petition for a variance from Sections 15-658 and 15-616(a)(2) of the Village of Roscoe Zoning Ordinance has been submitted by the owner of the property commonly known as 13548 Metric Road (PIN: 04-16-351-008), which is zoned CH - Highway Commercial Thoroughfare District; and

**WHEREAS**, Section 15-658 of the Village of Roscoe Zoning Code requires a minimum 7-foot-wide perimeter landscaping strip along the edge of parking areas, and Section 15-616(a)(2) requires a minimum 3-foot side and rear yard setback where landscaping is not provided; and

**WHEREAS**, the applicant seeks a variance from the above sections to accommodate a future parking lot expansion and to retain access and circulation to existing garage doors on the north side of the building; and

**WHEREAS**, the Zoning Board of Appeals (ZBA), having held a duly noticed public hearing on August 13, 2025, reviewed the evidence and testimony presented, made the required findings of fact, and voted to recommend approval of the requested variance to the Village Board of Trustees; and

**WHEREAS**, the Corporate Authorities of the Village of Roscoe have determined that the requested variance is consistent with the Village's Zoning Ordinance and Comprehensive Plan, and is necessary to alleviate a unique physical hardship on the subject property; and

**WHEREAS**, the Village of Roscoe is authorized and empowered by statute to adopt and enforce the provisions of this ordinance.

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

**SECTION 1. Recitals:** The foregoing recitals are incorporated herein by reference.

**SECTION 2. Approval of Variance:**

The variance requested by the applicant in Application No. ZBA 2025-015 is hereby approved, granting relief from the following provisions of the Village of Roscoe Zoning Ordinance for the property located at 13548 Metric Road:

- A. Section 15-658: Waiving the requirement to provide a 7-foot-wide perimeter landscape strip along the northern edge of the parking area.
- B. Section 15-616(a)(2): Waiving the required 3-foot side yard setback where landscaping is not provided, along the north property line.

**SECTION 3. Conditions of Variance:** The variance shall be subject to the following conditions:

- A. The variance applies only to the north property line and only in conjunction with the proposed parking lot expansion shown in the forthcoming Design Review application.
- B. The applicant shall submit a Design Review application for the proposed improvements, subject to review and approval by the Zoning Board of Appeals.
- C. All construction shall comply with all other applicable codes and ordinances of the Village of Roscoe.

**SECTION 4. Severability:** If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect the other provisions of this Ordinance.

**SECTION 5. Effective Date:** That this Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

[SIGNATURE PAGE TO FOLLOW]

<b>2025-15</b>				
<b>1<sup>st</sup> Read:</b>				
<b>PASSED BY ROLL CALL VOTE ON:</b>				
<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

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VILLAGE CLERK