ORDINANCE NO. 2026-10

AN ORDINANCE AMENDING THE VILLAGE OF ROSCOE CODE TITLE XV – LAND USE, CHAPTER 155-ZONING REGULATIONS ARTICLE XV. ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

WHEREAS, the Village of Roscoe ("Village") in Title XV, Chapter 155, Article XV Section 15-773 of the Village Code addresses the review process for projects that are subject to review; and

WHEREAS, the Village desires to amend Chapter 155–Zoning Regulations, Article XV Administrative Procedures and Enforcement, Section 15-773 to make modifications to the Purpose and Intent provisions; and

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Roscoe, Winnebago County, Illinois, as follows:

Section 1: The foregoing recitals shall be and are hereby incorporated into and made part of this Ordinance.

Section 2: Title XV-Land Use Chapter 155-Zoning Regulations Article XV, Section 15-773 entitled Purpose and intent is hereby deleted in its entirety.

Section 3: A new Section 15-773 entitled Purpose and intent is hereby added as identified on Exhibit A attached hereto.

Section 4: Except as amended in this Ordinance, all other provisions and terms of this Village Code shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

Section 5: This Ordinance shall be in full force and effect from after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the affirmative vote of the Board of Trustees of the Village of Roscoe this _____ day of_____, 2026.

2026-10__				
1st 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:

_____

Village President

ATTEST:

_____

Village Clerk

Sec. 15-773. Purpose and intent.

(a) *Projects subject to review.* This article provides a clear and comprehensible development review process that is fair and equitable to applicants, affected neighbors, and the village.

(b) *Review process.* This article establishes an orderly review process for all proposed projects involving construction of a building or other structure, any site improvements or alterations or a modification in the use of land within the village that is consistent with this chapter.

(c) *Alignment with Village Plans & Priorities*. Implementing the intent and purposes of this Chapter 155 shall, among other requirements stipulated in the Village Code, include findings of fact by the Zoning Board of Appeals that all petitions for the change of zoning district classifications, special use permits, variances, planned unit developments and other special planning district amendments and submittals be generally consistent with all of the following, as applicable:

(1) The Village's most recent comprehensive plan

(2) The Village's most recent strategic plan

(3) Other plans on record with the Village for designated growth areas; development corridors; Main Street improvement guidelines; future uses of publicly owned land; plans for new or enlarged infrastructure; plus, tax increment financing districts, business development districts, and other special taxing district plans.

(4) That the proposed development or alternative land use would be generally consistent with a market analysis of highest-and-best-use of the subject land parcel

(5) That any unique or special characteristics of the property warranting the submittal of additional information deemed necessary to determine compliance with this section have been considered.

(d) An application for the change of zoning district classifications, special use permits, variance, planned unit developments and other special planning district submittals found by staff to be NOT substantively in accord with the above criteria may not receive a positive recommendation.

(Ord. of 3-2-2021, § 155.15.1)