VILLAGE OF ROSCOE, ILLINOIS
ORDINANCE NO. 2026-13

AN ORDINANCE APPROVING A VARIANCE FOR THE SIZE OF AN ACCESSORY STRUCTURE AT 10970 2ND STREET, ROSCOE, ILLINOIS (ZONING: R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT)

WHEREAS, a petition for a variance from Section 15-517(b) of the Village of Roscoe Zoning Ordinance has been submitted by the owner of the property commonly known as 10970 2nd Street (PIN:04-33-402-003), which is zoned R-1, Single-Family Residential;

WHEREAS, Section 15-517(b) of the Village of Roscoe Zoning Code allows accessory structures to be limited to 200 square feet in size;

WHEREAS, the applicant seeks a variance from the above section to accommodate a 384 square foot accessory structure; and

WHEREAS, the Zoning Board of Appeals (ZBA), having held a duly noticed public hearing on October 14, 2026, 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 unique physical hardship on the subject property; and

WHEREAS, the Village of Roscoe is authorized and empowered by statutes 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 2026-013 is hereby approved, granting relief from the following provision of the Village of Roscoe Zoning Ordinance for the property located at 10970 2nd Street for a 384 square foot accessory structure:

A. Section 15-517(b): Waiving the maximum square footage of an accessory structure to be 200 square feet in size.

SECTION 3. 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: This Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

The Village Clerk of Roscoe shall attest the same after the signature of the Village President.

2026-13				
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 _____2026 **ATTEST:**

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VILLAGE PRESIDENT VILLAGE CLERK