

VILLAGE OF ROSCOE, ILLINOIS
ORDINANCE NO. 2025-02

AN ORDINANCE APPROVING A SPECIAL USE PERMIT IN THE IL – INDUSTRIAL LIGHT FOR THE CONTINUED OPERATION OF AN AUTO BODY REPAIR BUSINESS AT 5414 EDITH LANE, ROSCOE, ILLINOIS (PIN: 04-28-327-003)

WHEREAS, the new owner of the property located at **5414 Edith Lane**, Roscoe, Illinois (PIN: 04-29-251-015), wishes to continue to operate an auto body and repair business in an IL-Industrial Light zoning district located at 5414 Edith Lane (PIN: 04-28-327-003); and

WHEREAS, the property is zoned **IL – Light Industrial** according to the classifications in the Village’s Code of Ordinances; and

WHEREAS, on January 03, 2013, the Village of Roscoe Board of Trustees passed an ordinance 2013-05 approving as a special use an automobile collision repair business on said property, conditioned on its expiration upon sale of the business, and its expiration after a 10 year period; and

WHEREAS, on January 8, 2025, pursuant to notice, the Village of Roscoe Zoning Board of Appeals held the requisite hearing regarding the special use permit requested by the owner of the Property; and

WHEREAS, the Zoning Board of Appeals thereafter voted to *approve* the application for special use permit on January 8, 2025, subject to certain conditions; 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. The foregoing recitals are incorporated herein as findings of the Village of Roscoe Board of Trustees.

Section 2. That the special use permit requested by the owner of the property located at **5414 Edith Lane**, Roscoe, IL 61073 (PIN: 04-28-327-003) for the continued operation of an auto body and repair business in an IL- Industrial Light zoning district, be and hereby is approved subject to the conditions of the special use permit, set forth in Exhibit “A”, attached hereto, and incorporated herein.

Section 3. That the findings of the Zoning Board of Appeals, are hereby adopted the Village of Roscoe Board of Trustees; and

Section 4. Any portion of any other ordinance in conflict with this ordinance is hereby expressly repealed to the extent of the conflict, and that all other portions of the Code of Ordinances of the Village of Roscoe shall remain in full force and effect.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval by a concurrence of a majority of all members then holding office on the village board, including the president, and publication in pamphlet form as provided by law.

2025-02				
1 st Read:				
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee Stacy Mallicoat				
Trustee Susan Petty				
Trustee Justin Plock				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED FEBRUARY 04, 2025:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

Exhibit “A”
(Ordinance 2025-02)

CONDITIONS OF SPECIAL USE PERMIT
5414 EDITH LANE, ROSCOE, IL 61073

[Auto Body and Repair Business]

1. The two parcels on which the business sits, PINs 04-28-327-003 and 04-28-327-004 are combined no later than January 1st, 2026.
2. The gravel portion of the rear parking area, currently on PIN 04-28-327-004, shall be paved no later than July 5th, 2026. (18 months from approval)
3. All inoperable vehicles and auto body parts shall be behind an 8-foot-tall sight obscuring fence.
4. There will not be outside storage of automobile parts or components.
5. The Permittee shall allow the Village to enter upon the facility premises at reasonable times to inspect the operation and conformity with the special use permit.