



Zoning Board of Appeals Meeting of February 11, 2026

Application No. ZBA 2026-003

Applicant: Village of Roscoe
Location: N/A
Requested Action: Text Amendments to Chapters 150 & 155 Village Code of Ordinances
Existing Use: N/A
Proposed Use: N/A
Existing Zoning: N/A
Adjacent Zoning: N/A

Description: After reviewing the City’s Code with Staff, the following amendments are proposed in the interest of addressing existing inconsistencies, promoting clarity, readability, and administration. The sections below contain proposed changes to the code along with a description of the issue. Engineering submitted suggested edits on 02/03/2026 to Sections 15-522 (Fence Regulations) and 15-560 (Data Centers), which have been incorporated into the redline markup for those sections. Redline markups of each proposed text amendment are attached to this report.

Chapter 150: Building and Construction

1. Section 15-11. Architectural Review

Proposed Change(s): Removal of section from code.

Description of Issue: The term Architectural Review referred to a process used before the 2021 Zoning Code Update. As part of that update, the Architectural Review process was formally replaced with Design Review. This reference appears to be the only remaining instance of the former terminology within the Municipal Code. Its continued inclusion serves no functional purpose and creates confusion. It is likely that this reference was inadvertently left in place following the 2021 update.

Chapter 155: Zoning Regulations

2. Section 15-436. Commercial Permitted Uses

Proposed Change(s):

- Personal Services permitted in CO, Limited Office District
- Hotel permitted in CR, Retail and Service Commercial District
- Automobile Repair, Service, and Sales changed from permitted to a special use in CG, General Commercial and CH, Highway Commercial Throughfare District
- Repair Shops changed from permitted to a special use in CG, General Commercial and CH, Highway Commercial Throughfare District
- Removal of Mini Warehouse (Warehouse, Self-Storage) from the Commercial permitted uses.
- Food Trucks permitted as an accessory use in CO, Limited Office District

Description of Issue: The commercial zoning district is intended to support active, people-oriented uses. Personal services, hotels, and food trucks generate pedestrian activity and are generally compatible with other commercial businesses. In contrast, auto sales, auto repair, and self-storage are land-intensive, with potential impacts related to traffic, noise, and visual character. Applying additional standards to these uses helps ensure compatibility while preserving prime commercial sites for community-serving activities.

3. Section 15-460. Industrial Permitted Uses

Proposed Change(s):

- Addition of Automobile and Services to the table as a special use in IL, Light Industrial, and permitted in IG, General Industrial, and IH Heavy Industrial.
- Addition of Data Center as a special use in IH, Heavy Industrial
- Warehouses and Wholesale trade as permitted in IG, General Industrial
- Warehouse, self-storage added as permitted use in IL, Light Industrial, and IG, General Industrial.
- Food Trucks permitted as an accessory use in IL, Light Industrial and IG, General Industrial.

Description of Issue: These updates improve alignment between land uses and the intended function of each industrial zoning district while increasing flexibility and economic opportunity. Overall, these changes promote economic development, respond to evolving market demands, and provide clearer, more predictable zoning standards.

4. Section 15-492 and 15-493. Special District Regulations

Proposed Change(s):

- Replacement of the term industrial with special.

- Removal of Bed and Breakfast as a permitted use in the PC, Public/Conservancy District
- Food Trucks permitted as an accessory use in HC, Health Care, MS-C Main Street Core, and MS-Main Street Edge.

Description of Issue: These updates clarify terminology, improve consistency with district intent, and better align permitted uses with desired development patterns.

5. Section 15-522. Fence Regulations

Proposed Change(s):

- Amending the lot line setback from two feet to three feet.
- Clarification that no fence shall obstruct a stormwater and/or drainage easement without a release being signed.
- Regulations for warehouse and self-storage facilities

Description of Issue: Improved standards will streamline permit review and support consistent code administration.

6. Section 15-549. Food Trucks

Proposed Change(s):

- Not permitted as a primary use.
- Not allowed on residential properties unless authorized by a Special Event Permit and be at least 50 feet from the front entrance of a restaurant.

Description of Issue: These updates provide clear, practical rules for food trucks, ensuring safety and compatibility while still allowing them reasonable opportunities to operate and support local businesses.

7. Section 15-553. Mobile Home Parks

Proposed Change(s): Removal of “in a required front yard or” from the code.

Description of Issue: Removing the phrase “in a required front yard or” clarifies the standard, making it easier to interpret and enforce.

8. Section 15-560. Data Centers

Proposed Change(s): New section establishing use and standards. Drainage has been added to the list of potential impact studies required by the Village.

Description of Issue: Large-scale data centers have been proposed throughout the region; however, the Village of Roscoe has not yet received any inquiries about them. This trend is likely to persist. Given that the use of data centers is relatively new and rapidly evolving, it is recommended that a proactive approach be taken in the Zoning Code. This approach specifies where data centers are permitted and establishes standards for their development and operation.

9. Section 15-619. Off-Street Parking Requirements

Proposed Change(s): Adding parking requirements for data centers

Description of Issue: Establishing required parking standards for the new use.

10. Section 15-690, 15-691, 15-692. Permitted Sign Types and Standards for Permanent and Temporary Signs

Proposed Change(s):

- MS-C, Main Street Core and MS-E, Main Street -Edge districts, added to Table 15-690.
- The letter “C” was added to the PC, Public/Conservation District title and abbreviation throughout Article XII.
- MS-C, Main Street Core and MS-E, Main Street -Edge districts, have been added to the standards for permanent and temporary signs.

Description of Issue: Signage standards need to be established for MS-C and MS-E districts. The PC District title has been updated to include the letter “C” for clarity and consistency.

11. Section 15-752. Definitions

Proposed Change(s):

- Addition of data center definition.
- Expanded language for Light Industrial.
- Removal of “required” from the definition of yard.

Description of Issue: These updates improve clarity, consistency, and administration of the zoning code.

Zoning Text Amendment Procedure: A zoning text amendment is a change to the language included in the zoning ordinance. Section 15-779, Map Amendments and Text Amendments, outlines the procedures for zoning text amendments. The ZBA must hold a public hearing for each proposed amendment. Within 45 days following the public hearing, the ZBA must make a specific finding as to whether the change is consistent with the purpose and intent of the zoning ordinance and the Village’s comprehensive plan. The concurring vote of four members of the ZBA is necessary to recommend the amendment to the Village Board.

Required Findings by the Zoning Board of Appeals:

Staff has provided suggested findings for use by the ZBA.

The Zoning Board of Appeals finds that the proposed zoning text amendments are consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan by ensuring regulations remain current, clear, and align with community goals.

Staff Recommendation: Staff recommends **approval** of the requested zoning text amendments to Chapters 150 and 155 of the Village Code of Ordinances, including the recommended findings of fact.