

Zoning Board of Appeals Meeting of November 13th, 2024**Application No. ZBA 2024-015**

Applicant: Village of Roscoe

Location: N/A

Requested Action: Public Hearing for a Text Amendment revising the Village of Roscoe Zoning Ordinance Sections 15-516, 15-517 and 15-752 relating to Accessory Buildings and Accessory Structures.

Existing Use: N/A

Proposed Use: N/A

Existing Zoning: N/A

Adjacent Zoning: N/A

Background: This request is related to two ‘clean-up’ items in the Village’s municipal code regarding zoning and development. The Village’s code may have several places where the regulations and standards are not especially clear or where information may be absent where it’s needed. To address this, Village staff and the planning/zoning consultant (Vandewalle and Associates) have been working to analyze and begin drafting language to fill gaps in, or clarify, existing elements of the code.

The two requests for the November 13th meeting are to address the construction of accessory buildings and structures and to address the construction of private ground-mount solar energy collection systems in the Village. Village staff has experienced several instances where the information lacking in these code sections has led to a more stringent interpretation of the code than perhaps intended.

Accessory Building/Structure Changes:

Regarding the accessory building and structure topic, the sections to be changed are listed below:

- Section 15-752 – *Definitions*
- Section 15-516 – *Accessory Buildings*
- Section 15-517 – *Accessory Structures*

In the *Definitions* section, the amendment would include adding a definition for “accessory structure”, of which there is none at this point. This would explain that accessory structures are

anything that is constructed or erected, the use of which requires a more or less permanent location on the ground or being affixed in some way to the ground. This could include things like playsets, decks, pergolas, gazebos, or the like.

In the *Accessory Buildings* section, the amendment would better define the number of accessory buildings allowed, streamline the number of accessory buildings requiring a zoning permit from the Village, and differentiate between properties with and without a detached garage for the purposes of allowing additional accessory buildings.

In the *Accessory Structures* section, the amendment better defines the number of accessory structures permitted per parcel and creates a standard for compliance with zoning district setbacks.

These changes better reflect the spirit and intent of the existing municipal code without the gaps and clarification issues in the current iteration. With these changes, the public will have a more comprehensible version of the code to read and understand and Village staff will have a more workable code to enforce and administer on a daily basis.

Staff Recommendation:

Staff recommends approval of the proposed zoning text amendments as shown in the attached Zoning Board of Appeals packet.