



**Zoning Board of Appeals Meeting of December 11, 2024**

**Application No. ZBA 2024-015**

**Applicant:** Village of Roscoe

**Location:** N/A

**Requested Action:** **Discussion and Recommendation** 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 an updated iteration of the text amendments presented at the November 13<sup>th</sup> Zoning Board of Appeals meeting. At this past meeting, the ZBA considered amendments regarding two topics: accessory buildings/structures and private solar energy collection systems. Based on feedback from the ZBA, staff made the following changes to the draft language.

**Accessory Building/Structure Changes:** The following changes were made to the draft language for the accessory building/structure topic:

1. Included temporary structures such as (but not limited to) trampolines and movable basketball hoops as exempt from the definition of an ‘accessory structure’.
2. Removed the draft language that allowed accessory buildings of 100 square feet or less to be built without the need for a zoning permit, granted that the building met the Village’s zoning requirements for accessory buildings.
3. Revised the accessory structure section to allow more than two accessory structures for parcels greater than 0.25 acres in size. This revision would allow for up to five accessory structures on parcels greater than a quarter of an acre. Any less than that would be allowed up to two accessory structures.
4. Added draft language that allows accessory structures of 100 square feet or less to be constructed without the need of a zoning permit, as long as they’re at least five feet away from any property line and not placed in the side or rear yards.

**Staff Recommendation:**

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