



Planning and Community Development Department

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Zoning Board of Appeals Meeting of March 12th, 2025

Application No. ZBA 2025-006

Applicant: Kaycee Chadwick for Scott Twigg

Location: PIN #08-11-100-013

Requested Action: Annexation Agreement and Zoning Map Amendment

Existing Use: Vacant Land/Agricultural

Proposed Use: Vacant Land/Single-Family Home

Existing Zoning: Urban Transitional (UT) once annexed

Adjacent Zoning:

North: Outside Village (Along Quarry View Drive)

East: Outside Village (Off of Belvidere Road)

South: R1 (contiguous)

West: R1 (Across Interstate 90)

Description: The applicant is requesting both an annexation agreement and a zoning map amendment from the Urban Transitional (UT) district to the One-Family Residential (R-1) district. This parcel is approximately 65.55 acres in size and located on the Village's east side, directly east of Interstate 90.

Zoning Analysis: While this application is not assessing the conceptual plat plans, this report will assess the entire parcel for compliance with the R-1 zoning standards. Please see the table below for further information:

	District Standard	Proposed
Lot Size Min.	9,500 square feet	2,855,430.32 square feet
Lot Width Min.	75 feet	2,445 feet
Lot Depth Min.	125 feet	1,420 feet
Front Setback Min.	30 feet	Can be accommodated
Side Setback Min.	10 feet	Can be accommodated
Rear Setback Min.	30 feet	Can be accommodated
Lot Coverage Max.	30 percent (856,629 sqft)	Can be accommodated

Land Use Consistency: The surrounding area is occupied by mostly single-family homes and agricultural uses. Without a comprehensive plan, municipalities have to rely on the area context to determine if map amendments are consistent with the general direction of development in the area. The subdivision to the south is within the Village boundaries and is currently zoned R-1. The subdivision to the north is outside of the Village but contains large-lot single-family homes as well. Given this evidence, staff concludes that a map amendment to R-1 for the parcel in question is consistent with the area context.

Annexation Agreement: The applicant has provided staff with a complete Petition for Annexation for the parcel. The facts provided by the Petition have been deemed true through staff analysis. The Petition also requests the following:

1. The annexation should be contingent upon sale of the property to the Twigg family, who are seeking to build a single-family home.
2. The existing agricultural use of the property be allowed to continue until further development comes forward for approval from the Village. The applicant requests a Special Use Permit for this.

Staff has reviewed these requests in the Petition and find them agreeable and within the bounds of the Village's ordinances. With the annexation of this property and its agricultural use, it would technically become nonconforming. For the purposes of Section 15-582 and 15-583, vacant cropland or pausing farming operations in the off-season of the crops shall not comprise a discontinuance of the agricultural use, and the nonconforming use can continue. Because of this, no Special Use Permit is necessary.

Staff Recommendation: Staff recommends **approval** of the annexation agreement and zoning map amendment for the parcel at PIN #08-11-200-013, subject to the following conditions:

1. The existing agricultural use on the property is allowed to continue until further development takes place.
2. The applicant provides staff with the full annexation agreement prior to Village Board approval.