

**Zoning Board of Appeals Meeting of August 13, 2025**

**Application No. ZBA 2025-019**

**Applicant:** Village of Roscoe

**Location:** N/A

**Requested Action:** Zoning Text Amendments to Article VII of Chapter 155 relating to Accessory Structures and Accessory Buildings

**Existing Use:** N/A

**Proposed Use:** N/A

**Existing Zoning:** N/A

**Adjacent Zoning:** N/A

**Description:** This item relates to text amendments to Article VII of Chapter 155 of the Village Code of Ordinances relating to Accessory Structures and Accessory Buildings. These amendments to the code are intended to provide clear guidance on square footage standards for swimming pools.

Based on the above description, the following changes have been proposed as text amendments:

1. Include all swimming pools in the definition of accessory structures rather than just above-ground pools.
2. Require swimming pools to conform to the square footage standards for accessory buildings as designated in Section 15-516(b)(i-ii) rather than the 200 square foot maximum for other accessory structures. The more permissive requirements for accessory buildings are as follows:

“(i) On lots less than or equal to one acre, an accessory building shall not exceed 700 square feet in area.”

“(ii) On lots greater than one acre, an accessory building shall not exceed 1,200 square feet in area.”

A redline document containing the proposed amendments is included in the meeting packet.

**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 amendment is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan, because it clarifies regulations for residents and staff and enables swimming pools larger than 200 square feet.*

**Staff Recommendation:** Staff recommends **approval** of the requested zoning text amendment, including the recommended findings of fact.