

Zoning Board of Appeals Meeting of August 13, 2025

Application No. ZBA 2025-014

Applicant: Village of Roscoe

Location: N/A

Requested Action: Zoning Text Amendment to Residential Zoning Standards and Minor Land Division Regulations.

Existing Use: N/A

Proposed Use: N/A

Existing Zoning: N/A

Adjacent Zoning: N/A

Description: Proposed amendments to the Village’s Code of Ordinances related to residential zoning and land division regulations.

This item was presented to the Zoning Board of Appeals (ZBA) at their June meeting for discussion and comment. The ZBA provided the following feedback:

1. RA Zoning District: Do not prohibit protruding garages (“snout houses”)
2. Minor Land Divisions: Add a “shot clock” limiting the number of minor land divisions that can be completed within five years.
3. All land divisions should be approved by the Village Board (as currently required by code).

The draft code amendment language reflects this direction. Additionally, the minimum lot sizes for the RA district were corrected to match existing and proposed townhomes in the Village.

Summary of the Proposed Changes Following ZBA Input:

1. Proposed Creation of a New Residential-Attached Zoning District

(Amendments to Article III of Chapter 155 – Residential District Regulations)

The proposed changes include the creation of a new residential zoning district intended specifically for attached single-family homes (townhomes). Key elements of this proposal include:

a. Purpose and Intent

While townhomes are permitted within the existing R-2 or RM zoning districts, the creation of a dedicated Residential-Attached (RA) district would give the Village more precise control over where this housing type is permitted. It would also enable more consistent regulation of design and development standards specific to townhomes.

b. Permitted Uses and Bulk Standards

The attached single-family (townhome) use would be permitted by-right in the new RA zoning district. The bulk standards for this new district have been sourced from several nearby communities and a provision for zero interior yard setbacks has been added.

c. Architectural Design Standards

The façade standards within the residential development standards section have been streamlined to read more clearly. Façade design standards have been incorporated into the proposed RA district. These standards aim to ensure that new townhome developments are architecturally compatible with surrounding neighborhoods. Staff has considered the cost of each architectural element to help ensure these standards do not pose an undue burden on development feasibility. The standard requiring decorative trim around doors, windows, and garage doors provided within the R1 and R2 façade standards. Design standards added to residential districts include:

1. The requirement for 50% high-quality materials has been extended to the new RA district.
2. The requirement for 50% high-quality materials now includes a 15% allotment for board-and-batten siding (all districts).
3. All windows, doors, and garage doors require decorative trim to be installed around them (all districts).
4. All gable ends of roofs will require gable brackets or corbels (RA district only).
5. All garages that protrude from the front façade of the townhome will be required to have decorative cupolas installed on the roofline (RA district only).

d. Outdoor Private Space Requirement

Each townhome unit would be required to have a minimum of 100 square feet of private outdoor space—such as a yard or patio area—to accommodate decks or patios for homeowner use.

2. Proposed Modifications to Minor Land Division Regulations

(Amendments to Chapter 154 – Subdivision Regulations)

The second component of the proposed amendment would allow the Village to approve minor land divisions of up to four parcels through a streamlined process, rather than requiring the more extensive tentative and final plat process. Key elements include:

- Land divisions must comply with the Village’s zoning and subdivision ordinances.
- Parcels must have access to public rights-of-way.
- No new public streets or utilities may be required as part of the division.
- Limited to four lots in a period of five years

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, because the new RA zoning district accommodates townhome development as a permitted by right land use, regulates the intensity of the use of land for townhomes, and enhances aesthetic values within the RA zoning district.

Staff Recommendation: Staff recommends approval of the requested Zoning Text Amendments and the amendments to Minor Land Division Regulations, including the recommended findings of fact.