

**Zoning Board of Appeals Meeting of July 10, 2024****Application No. ZBA 2024-004**

**To:** Village of Roscoe Zoning Board of Appeals

**From:** Elias Vareldzis, Vandewalle & Associates – Village Consulting Planner

**Date:** July 5, 2024

**Re:** Village of Roscoe Proposed Zoning Code Amendments

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**ZBA 2024-004 - Residential Driveway Width Standards:**

The Zoning Board of Appeals and Village Board have recently considered potential changes to the residential driveway standards to allow for greater flexibility in driveway widths on residential lots. The changes proposed below are intended to allow for greater flexibility in driveway design to accommodate garages that have more than two-car bays.

**ZBA Considerations & Staff Recommendation:**

Per Sec. 15-779, the ZBA should consider whether these proposed amendments are consistent with the purpose and intent of the Zoning Ordinance and the Village's Comprehensive Plan. Per Village Code and my recommendation, the ZBA should ultimately make one of the following findings for each proposed ordinance amendment:

- Recommend that the proposed amendments be adopted as presented.
- Recommend that the proposed amendments be adopted in a modified form.
- Recommend that the proposed amendments be rejected.

The concurring votes of four members of the ZBA are necessary to recommend the application for an amendment to the Zoning Code to the Village Board. A written finding of fact and recommendation based on these findings must be transmitted to the Village Board for their ultimate review and decision.

Below are the recommended Zoning Code modifications. Existing text for each relevant section of the Zoning Code is provided below, including proposed text changes/additions/subtractions:

**Proposed Text Amendments – Residential Driveway Design Standards:**

Sec. 15-410(b)(6): Residential Driveway Design Standards

- 6) Residential driveway design standards.
  - a. Residential driveways shall not exceed 24 feet in width at the property line.
  - b. Residential driveways shall be constructed of a minimum of two inches of bituminous pavement with six inches of aggregate base, Portland cement concrete at least four inches in thickness, concrete pavers, paving blocks, or similar materials approved by the village engineer.
  - c. An ~~garage~~ access ~~drive~~ for a garage larger than a standard two-car garage, the width of the garage, as measured from the garage walls, is permitted to extend the full width of the garage for a distance of ~~20~~ 25 feet from the garage doors before tapering, within ~~ten~~ five feet, back to no greater than a 24 foot ~~the~~ maximum driveway width at the right-of-way line.