



**Planning and Community Development Department**

10631 Main Street, Roscoe, IL 61073

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permits@roscoeil.gov

**Zoning Board of Appeals Meeting of May 14<sup>th</sup>, 2025**

**Application No. ZBA 2025-011**

**Applicant:** Kaycee Chadwick

**Location:** 92XX Sheringham Drive, Proposed Lot 1

**Requested Action:** Approval of an Annexation Petition and Zoning Map Amendment from Urban Transition (UT) to Residential Rural Estate (RE)

**Existing Use:** Vacant

**Proposed Use:** Single-Family Home

**Existing Zoning:** Agricultural (Winnebago County), Urban-Transition (Village of Roscoe)

**Adjacent Zoning:** Single-Family Residential (R-1)

**Description:** The applicant is requesting approval of a zoning map amendment for 18.45 acres of the property commonly known as 92XX Sheringham Drive. An annexation petition and zoning map amendment for the entire original 65.55-acre parcel was considered by the Zoning Board of Appeals (ZBA) and recommended for approval to the Village Board at the March meeting of the ZBA. However, the applicant is resubmitting to reflect a land division that creates an 18.45-acre parcel of land that will be the subject property to be annexed by the Village and given the zoning designation of Rural-Estate (RE). In addition, a 0.30-acre parcel will be created and dedicated to the Village as right-of-way. The remaining 47.35 acres of the original parcel will remain in Winnebago County's agricultural zoning district and under the Medium-Density Residential future land use within Winnebago County.

Site analysis: The following table compares the proposed parcel's dimensions to the requirements within the Village's RE district standards.

	<b>Rural-Estate (RE) Standard</b>	<b>Proposed</b>
<b>Minimum Lot Size</b>	22,000 square feet	803,476 square feet.
<b>Minimum Lot Width</b>	110 feet.	200 feet.
<b>Minimum Lot Depth</b>	150 feet.	1,075 feet.
<b>Minimum Site Area per Dwelling Unit</b>	22,000 square feet.	803,476 square feet.

Based on the table analysis above, the proposed annexed parcel would meet and exceed the standards within the RE zoning district. The site can also accommodate and exceed the setbacks within the district at several locations on the property. These setbacks are:



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- Front: 30 feet from front property line.
- Side: 30 feet total, at least 10 feet from each side property line.
- Rear: 30 feet from rear property line.

The southern edge of the original property includes another new lot which will be dedicated as public right-of-way, designed as a cul-de-sac, and act as the terminus of Sheringham Drive. This is common termination standard for streets that the Village enforces.

Comprehensive Plan Consistency: Based on the most recent comprehensive plans for both the Village of Roscoe and Winnebago County, the entirety of the 65.55-acre parcel is planned for low-density residential (Village) or medium-density residential (County) development. Annexing this 18.45-acre new parcel and giving it the RE zoning designation is within the bounds of the comprehensive plan. The remaining new 47.35-acre parcel will remain in one of the County's agricultural zoning districts until a zoning map amendment with the County is applied for.

In addition to the Comprehensive Plan, area context is useful when considering zoning district designation. The neighborhood to the south is currently located within the Village of Roscoe and designated as Residential-Single Family (R1). Zoning the subject parcel to RE would remain consistent with the Low-Density Residential land use and be a natural extension of the existing area.

Recommendation: Staff recommends **approval** of the requested zoning map amendment from Urban Transition (UT) to Rural-Estate (RE).