

**CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: April 1, 2024

Case No.: PZC-01-24

Applicant: Thomas Hartnett

Address: 851 N. 11st Street, Parcel 24-24-155-002

Narrative:

The petitioner is seeking a variance of lot coverage and a variance of height for a proposed garage and driveway for the property located at 851 N. 11th Street. The property is zoned R3, single family high density residential. Currently, the rear lot is covered approximately 6%. The petitioner is requesting to cover approximately 49%, which is an additional 43% lot coverage with the proposed garage and driveway, putting the lot over the allowed lot coverage by 9%.

In addition to the requested lot coverage variance, the petitioner is requesting a variance of height for the proposed garage. The allowed height for a residential garage is 20 feet and the petitioner is requesting a height of 24 feet on the proposed garage, which is a variance of 4 feet over the allowed height.

The petitioner is requesting a variance to construct a garage and attach it to the existing detached garage for personal storage and states that the large lot size and alley access will allow for this size of a garage. A one-hour rating between the existing garage and the new garage will be required because of the lack of setback between existing garage and house. The lot is 60' x 180'.

Sec. 110-111 (1) d. On a single-family lot no more than forty (40%) percent of the rear yard, and thirty-three (33%) percent of the combined front and side yards, may be occupied by accessory buildings or uses. Accessory buildings or uses located in the rear yard do not count toward the maximum lot coverage of thirty-three (33%) percent of the lot.

Sec. 110-55 (e). Percentage of required yard occupied. Detached accessory buildings or structures shall not occupy more than 40 percent of the area of a required rear yard or more than 33 percent of all other combined yards. This requirement is in addition to any maximum lot coverage or maximum impervious area coverage requirements that may apply, and under no circumstances shall this requirement lower the minimum established yard setback requirements.

Sec. 110-55 (c). Height limits. All accessory buildings, structures or uses shall comply with the height limits of the zoning district in which they are located. In residential districts, detached garages shall not exceed 20 feet in height and storage sheds shall not exceed 12 feet in height.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on April 1, 2024.

Staff Presents

Staff is presenting the request for a variance of lot coverage and a variance of height.

Findings: VARIANCE OF LOT COVERAGE

1. Is the proposed variance detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

2. Will the proposed variance impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

3. Will the proposed variance impede the normal development of the surrounding properties?

Yes: _____ No: _____

Explanation: _____

4. Will the proposed variance:

- (a) impair light and air to adjacent property;
- (b) congest public streets;
- (c) increase the risk of fire;
- (d) substantially diminish property values within the vicinity; or
- (e) endanger the public health?

Yes: _____ No: _____

Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

_____ That the Petitioner be granted a variance for the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a variance for the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied a variance for the Subject Property. If this is based on any reason other than a "Yes" response above, the Planning and Zoning Commission explains as follows:

Findings: VARIANCE OF HEIGHT

1. Is the proposed variance detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

2. Will the proposed variance impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

3. Will the proposed variance impede the normal development of the surrounding properties?

Yes: _____ No: _____

Explanation: _____

4. Will the proposed variance:

- (f) impair light and air to adjacent property;
- (g) congest public streets;
- (h) increase the risk of fire;
- (i) substantially diminish property values within the vicinity; or
- (j) endanger the public health?

Yes: _____ No: _____

Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

_____ That the Petitioner be granted a variance for the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

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_____ That the Petitioner be denied a variance for the Subject Property. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:
