

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: Ordinance Approving Variance for Lot Coverage at 851 N 11th Street, Parcel 24-24-155-002

Staff Contact: Michelle Pease, Community Development Director

Summary: The petitioner is seeking a variance of lot coverage 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%.

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.

On Monday, April 1, 2024, the Planning and Zoning Commission voted 4-1 to approve the variance of code for 815 N. 11th Street.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Community Engagement and Inclusivity.