

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

SUBJECT: An Ordinance Approving a Setback Variance for 410 Willis Avenue

Staff Contact: Michelle Pease, Community Development Director

Summary: The petitioner is seeking a variance of setbacks to construct a proposed four-foot black vinyl coated chain link fence, including three 6' wide walk gates beyond the building line at 410 Willis Avenue. The property is zoned R5, Multi Family High Density Residential. The petitioner is requesting to extend the fence beyond the building line from the northeast corner of the building, east up to the public sidewalk, south parallel along the public sidewalk, then west along the entrance drive, then back north to the rear southeast corner of the building.

Sec. 110-545- Residential, Security and Farm Fences (1). On corner lots, no fence or wall will extend beyond the street setback requirements, or building line, whichever is greater.

The petitioner's request for a variance from Sec. 110-545 is to "ensure the safety of their residents and the general public" by fencing around the stormwater detention area to prevent someone from accidentally entering. This is a senior apartment building that will run 24/7 and will have two employees. A site manager and a building technician. The building will have 60 units (45 one-bedroom units and 15 two-bedroom units.)

Sec. 110-58 Vision Clearance Triangle - In each quadrant of every intersection of any arterial street shown on the city's comprehensive plan or master plan and any other streets not located in the B-1 central business district with a private or public driveway or accessway or alley providing egress for parking area of 1,000 square feet or more, there shall be designed a vision clearance triangle, bounded by the inner street lines (right-of-way), or the street line and driveway lines, as the case may be, and a line connecting them 25 feet from their intersection. Within this triangle no object shall be allowed above the height of 2.5 feet above the streets and/or driveways if it obstructs the view across the triangle. This provision shall not apply to tree trunks, posts or wire fences.

Although the petitioner is requesting a four-foot fence within the vision clearance triangle, the material of the proposed fence is chain link, which could be considered a wire fence and would therefore be excluded from the provisions of section 110-58. The chain link fence should not present a hazard or obstruction of vision.

On Monday, May 5, 2025, the Planning and Zoning Commission held a public hearing and voted 6-0 to approve the special use.

Funding Sources:

| Source: | Budgeted Amount: | Proposed Expenditure: |
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Strategic Plan Goal Application: Community Engagement and Inclusivity.

Recommendation: Approve the Variance of Setback for Willis Senior Loft located at 410 Willis Avenue.