

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

SUBJECT: An Ordinance Granting Variation of lot coverage 115 S 10th Street

Staff Contact: Michelle Pease, Community Development Director

Summary: The petitioner is seeking a proposed variance of lot coverage for a patio located at 115 S. 10th Street. The property is zoned R5, multi-family high density residential. The petitioner would like to extend their existing patio with the intention of adding an addition to their house in place of the current patio next year. The petitioner is currently over the allowed lot coverage by 5% and are requesting an additional 3% with the addition of the proposed variance for a patio.

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.

On Monday, December 5, 2022, the Planning and Zoning Commission voted 7-0 to approve the Variance of Code.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Incorporate dynamic planning and evaluation in City-wide planning.

Recommendation: Consider approving the ordinance for a variance of lot coverage for 115 S 10th Street, Rochelle, IL.