

ORDINANCE NO _____
Date Passed: May 9, 2011

AN ORDINANCE
APPROVING A VARIANCE FOR PROPERTY
LOCATED AT 221 WILLIS AVENUE

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, Ramon Lopez initiated a petition for a variance for certain property legally described in Exhibit "A", attached hereto and made part hereof located at 221 Willis Avenue; and,

WHEREAS, The petitioner is seeking to allow a parking pad located on the west side of the dwelling unit to be allowed to remain as indicated in site plan described in Exhibit "B"; and,

WHEREAS, in order to do so the petitioner needs lot coverage variance to allow a total lot coverage of 3,605 square feet or 41.3% instead of the maximum allowable lot coverage on the lot of 2,882 square feet or 33%; and,

WHEREAS, a duly noticed public hearing was held on the proposed variance, and the proposal was reviewed by the Planning and Zoning Commission at their meeting of May 2, 2011 and the Planning and Zoning Commission, by a vote of 5-0, recommended that City Council consider denying the requested variance; and,

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, as follows:

Section 1. That the petitioner be granted a lot coverage variance of 723 square feet to allow the hard surfaced parking pad to remain in the side yard at 221 Willis Avenue.

Section 2. All other provisions of the Rochelle Zoning Ordinance and its subsequent amendments shall remain in full force and effect.

Section 3. That this Ordinance shall be in force and effect from and after its passage, approval and adoption in pamphlet form as provided by law.

PASSED AND APPROVED this 9 day of May, 2011.

Ayes:_____ Nays: ___ Abstain:_____

Mayor

Attested: _____
City Clerk

Exhibit "A"

LEGAL DISCRIPTION

Lot 27 in Unit Two of Colonial Addition to the City of Rochelle, Ogle County, Illinois,
according to the plat thereof recorded in Plat File C at Page 18 as Document No. 93-8800

TAX Code No. 06-24-36-228-025