



City of Rochelle

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TO: Meggon McKinley, City Manager

FROM: Chris Limas, AICP
Community Development Director

DATE: May 17, 2011

SUBJECT: Case PZC-6-11 Lot Coverage Variance (Public Hearing)

After review of the lot layout at 221 Willis Avenue, I have concluded that the only place to park the trailer is on the existing driveway without a variance for the following reasons:

- 1) Parking in the Rear Yard – Would require a shed to be moved, paved access to the street and the lot would be over maximum lot coverage.
- 2) Parking in the Side Yard – As discussed at the Council meeting, allowing parking at the current location would require paved access to the street and the lot would be over the maximum lot coverage.
- 3) Expanding the Driveway – The required minimum width of a parking space is nine feet. By adding a parking space next to the exiting driveway twenty seven feet is required. The maximum width of a driveway is twenty five feet unless it is used for access for a three car garage. Other lots in the area do not have a driveway wider than twenty five feet unless it is for access to a three car garage. The maximum lot coverage would be exceeded with any expansion of the driveway.