



City of Rochelle

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TO: David Plyman, City Manager

FROM: Kip Countryman
Building Inspector

DATE: November 4,, 2014

SUBJECT: Case PZC-10-14 Variance of Setbacks

Summary

On November 3, 2014 the Planning and Zoning Commission held a public hearing to review the petition of Don Romes for a variance of setbacks. The petitioner is requesting a variance of setbacks to build a 19 by 20 attached garage at the front of the property on the South West corner at 903 N 16th Street. The property was built in 1967 with a detached garage constructed on the rear North East corner of the property, and does not have an access driveway to the garage. The property is the last residence on 16th St. heading south and abuts the Lawn ridge Cemetery on the Cemeteries' North side. The proposed attached garage would have a front yard setback of 9 feet compared to the allowed building setback of 25 feet in the R-3 Zoning District, and a 5 foot building setback on the South West side yard equal to the current setback of the primary residence which is legally nonconforming to the side yard setback allowed of 6 feet.

The proposed addition with the current structures on the property equal less than one third of the total lot coverage allowed under the Storm water Ordinance.

The City has no plans to further develop 16th St. in any direction due to the fact that it ends at Lawn ridge Cemetery.

RECOMMENDATION

After review of the facts, the Planning and Zoning Commission finds that since the property and any City Right of Way ends at the property line that abuts Lawn ridge Cemetery, there is no effect on the neighboring property owners. The proposed attached garage is consistent with the Storm water Ordinance, and viewing the sight distance of the property in conjunction with the other properties to not be a nuisance because of the contour of the City Right of Way at the end of 16th Street, and recommended **Approval** for the variance of setbacks of 5 feet on the side yard and 9 feet at the front yard to build a 19 by 20 attached garage.

Approval will be subject to:

- 1.) Final site plans submitted, building plans, and a building permit.
- 2.) The owner will construct a 5 foot by 5 foot concrete landing at the end of the public sidewalk to aid pedestrians to turn around in front of the owner's property in the City Right of Way.

VOTE: 6-0

