



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
MEETING

Monday, May 06, 2024 at 6:00 PM

City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. **CALL TO ORDER:**
- II. **ROLL CALL:**
- III. **APPROVE/ACCEPT MINUTES:**
 - [1.](#) 04-01-2024 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) PZC-2-24 Petition of Felipe Monroy for a proposed variance of lot coverage for the property located at 903 4th Avenue, parcel number 24-24-313-011 (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
- VIII. **ADJOURNMENT:**

Anyone interested in participating in public commentary remotely should contact Michelle Knight at mknight@rochelleil.us or call 815-562-6161 to make arrangements.

Commission members may participate in the Planning and Zoning Meeting remotely as a result of the Governor suspending the requirement for in-person attendance at Public Meetings.



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, April 01, 2024 at 6:00 PM

City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. **CALL TO ORDER:** The meeting was called to order at 6:00 p.m.
 - 1. Introduction of New Commissioners: Patrick Hickey, Lance Charnock and Chris Tenggren, newly appointed Commissioners, introduced themselves.
- II. **ROLL CALL:** Present were Commissioners Colwill, Myers, McKibben, Hickey and Wolter. Absent: Swinton and McLachlan. There was a quorum of five. Non-voting Commissioners present were: Charnock and Tenggren. Absent: Barber. Also present were Michelle Pease, Michelle Knight, Geoff Starr and Mayor Bearrows.
- III. **APPROVE/ACCEPT MINUTES:** McKibben moved, seconded by Myers, **"I move the minutes of the October 2, 2023 Planning and Zoning Commission meeting as presented be approved."**
 Ayes: Colwill, Hickey, McKibben, Myers and Wolter. Nays: None. Motion carried 5-0.
- IV. **PUBLIC COMMENTARY:** None
- V. **COMMISSIONER COMMENTS:** None
- VI. **BUSINESS ITEMS:**

PZC-1-24 Petition of Thomas Hartnett for a proposed variance of lot coverage and variance of height for the property located at 851 N. 11th St., parcel number 24-24-155-002. Pease stated that a notice was published in the paper and mailed to property owners. The petitioner is seeking a variance of lot coverage and a variance of height for a proposed garage and driveway for the property located at 851 N. 11th Street. The property is zoned R3, single family high density residential. Currently, the rear lot is covered approximately 6%. The petitioner is requesting to cover approximately 49%, which is an additional 43% lot coverage with the proposed garage and driveway, putting the lot over the allowed lot coverage by 9%. In addition to the requested lot coverage variance, the petitioner is requesting a variance of height for the proposed garage. The allowed height for a residential garage is 20 feet and the petitioner is requesting a height of 24 feet on the proposed garage, which is a variance of 4 feet over the allowed height. The petitioner is requesting a variance to construct a garage and attach it to the existing detached garage for personal storage and states that the large lot size and alley access will allow for this size of a garage. A one-hour rating between the existing garage and the new garage will be required because of the lack of setback between existing garage and house. The lot is 60' x 180'.

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.

Sec. 110-55 (e). Percentage of required yard occupied. Detached accessory buildings or structures shall not occupy more than 40 percent of the area of a required rear yard or more than 33 percent of all other combined yards. This requirement is in addition to any maximum lot coverage or maximum impervious area coverage requirements that may apply, and under no circumstances shall this requirement lower the minimum established yard setback requirements.

Sec. 110-55 (c). Height limits. All accessory buildings, structures or uses shall comply with the height limits of the zoning district in which they are located. In residential districts, detached garages shall not exceed 20 feet in height and storage sheds shall not exceed 12 feet in height. Motion made by Myers, seconded by Hickey, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed variance of lot coverage and variance of height for the property located at 851 N. 11th Street."** Ayes: Colwill, Hickey, McKibben, Myers and Wolter. Nays: None. Motion carried 5-0. Tom Hartnett, the petitioner, was present to answer any questions regarding the requested variances. Motion made by Myers, seconded by McKibben, **"I move the Planning and Zoning**

Commission close the Public Hearing.” Ayes: Colwill, Hickey, McKibben, Myers and Wolter. Nays: None. Motion carried 5-0.

Findings: VARIANCE OF LOT COVERAGE

- 1. Is the proposed variance detrimental or dangerous to public health?
Yes: _____ No: 5
- 2. Will the proposed variance impair property value in the neighborhood?
Yes: 1 No: 4
- 3. Will the proposed variance impede the normal development of the surrounding properties?
Yes: 1 No: 4
- 4. Will the proposed variance:
 - (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?
 Yes: _____ No: 5

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that: the Petitioner be granted a variance for the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code. . Motion made by Hickey, seconded by McKibben, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed variance of lot coverage for the property located at 851 N. 11th Street, based on the report of findings.”** Ayes: Hickey, McKibben, Myers and Wolter. Nays: Colwill. Motion carried 4-1.

Findings: VARIANCE OF HEIGHT

- 1. Is the proposed variance detrimental or dangerous to public health?
Yes: _____ No: 5
- 2. Will the proposed variance impair property value in the neighborhood?
Yes: 1 No: 4
- 3. Will the proposed variance impede the normal development of the surrounding properties?
Yes: _____ No: 5
- 4. Will the proposed variance:
 - (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?
 Yes: _____ No: 5

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that: the Petitioner be granted a variance for the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code. Motion made by Myers, seconded by Hickey, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed variance of height for the property located at 851 N. 11th Street, based on the report of findings.”** Ayes: Hickey, McKibben, Myers and Wolter. Nays: Colwill. Motion carried 4-1. Naye vote reflects Commissioners comments regarding the consistency of the neighborhood and the proposed structure.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by Myers, seconded by Colwill, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of April 1, 2024.”** Ayes: Colwill, Hickey, McKibben, Myers and Wolter. Nays: None. Motion carried 5-0. The Planning and Zoning Commission adjourned at 6:22 p.m.

Michelle Knight
Community Development Specialist

**CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: May 6, 2024

Case No.: PZC-02-24

Applicant: Felipe Monroy

Address: 903 4th Avenue, Parcel 24-24-313-011

Narrative:

The petitioner, Felipe Monroy, is seeking a variance of lot coverage for a proposed garage and potential driveway reconfiguration for the property located at 903 4th Avenue. The property is zoned R3, single family high density residential. Currently, the property is covered approximately 43%. The petitioner is requesting to cover approximately 50%, which is an additional 7% lot coverage with the proposed garage and potential driveway reconfiguration, putting the lot over the allowed lot coverage by 17%.

The requested variance of lot coverage for a garage is for personal use on his property which is approximately 124' x 66'. There is an existing detached small one car garage which is not positioned properly on the property to add onto. The small corner lot inhibits the petitioner from additional garage space without a variance of lot coverage.

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.

Sec. 110-55 (e). Percentage of required yard occupied. Detached accessory buildings or structures shall not occupy more than 40 percent of the area of a required rear yard or more than 33 percent of all other combined yards. This requirement is in addition to any maximum lot coverage or maximum impervious area coverage requirements that may apply, and under no circumstances shall this requirement lower the minimum established yard setback requirements.

Sec. 110-29 (f). *Standards for a granting a variance.* The planning and zoning commission shall not recommend, and the city council shall not grant, a variance from the regulations of the zoning ordinance unless it makes findings based on evidence presented to it in each specific case that:

- (1) The variance is in harmony with the general purpose and intent of the zoning ordinance;
- (2) The plight of the owner is due to unique circumstances (65 ILCS 5/11-13-4) and thus strict enforcement of the zoning ordinance would result in practical difficulties, or impose exceptional hardships, due to the special and unusual conditions that are not generally found on other properties in the same zoning district;
- (3) The property cannot yield a reasonable return if permitted only under the conditions allowed by the zoning ordinance; and

(4) The variance, if granted, will not alter the essential character of the locality, and will not be a substantial detriment to adjacent property.

Sec. 110-29 (g). Burden of proof. In each case of a requested variance, the applicant must satisfy the proof that the proposed variance meets the standards of subsection (f) of this section, even if there is no testimony or other evidence opposing or rebutting the requested variance.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on May 6, 2024.

Staff Presents

Staff is presenting the request for a variance of lot coverage.

Findings:

- 1. Is the proposed variance detrimental or dangerous to public health?
 Yes: _____ No: _____
 Explanation: _____
- 2. Will the proposed variance impair property value in the neighborhood?
 Yes: _____ No: _____
 Explanation: _____
- 3. Will the proposed variance impede the normal development of the surrounding properties?
 Yes: _____ No: _____
 Explanation: _____
- 4. Will the proposed variance:
 - (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?
 Yes: _____ No: _____
 Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

_____ That the Petitioner be granted a variance for the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a variance for the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

That the Petitioner be denied a variance for the Subject Property. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:

