

Variance Request

Lot 124 in Stone Bluff P.U.D. development

551 S. Dollinger Drive, Romeoville, IL 60446

-It was determined that during the construction of the building on Lot 124 in Stone Bluff P.U.D. development, the south side yard would be 4.66 feet.

-We are requesting a Zoning Variance of 0.34 feet.

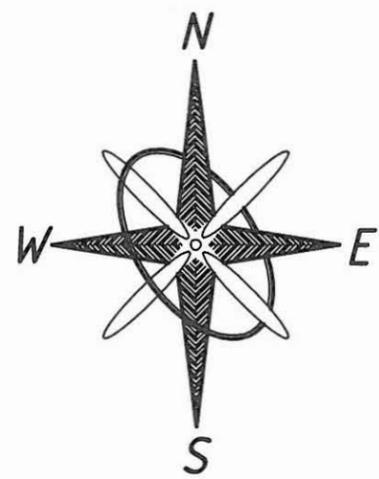
-The combined side yard setback for Lot 124 is 15.39 feet and exceeds the required 15 ft. minimum.

-The proposed building on the lot immediately south (Lot 125) will be located an additional 2 feet south yielding 11.66 feet between structures.

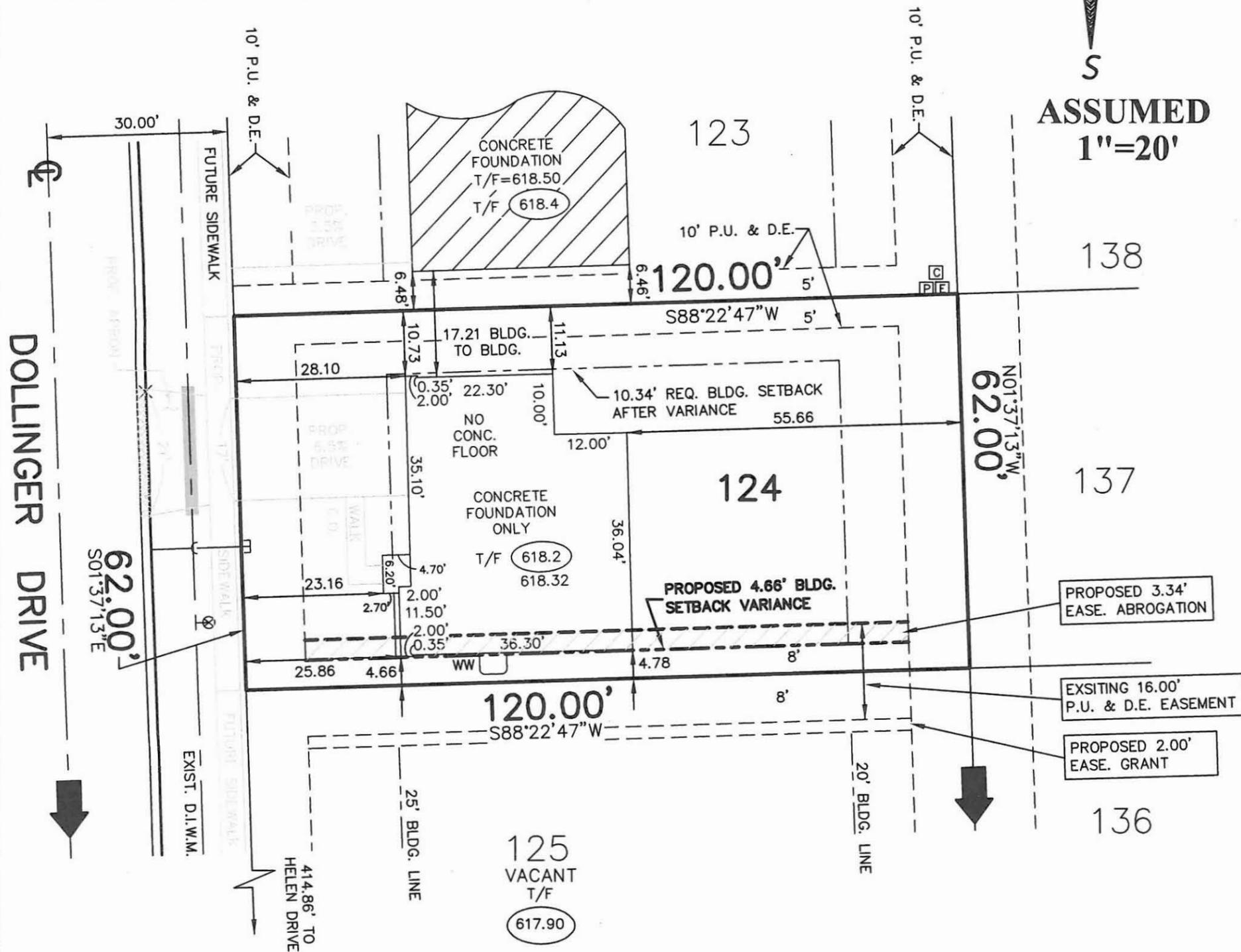
VARIANCE EXHIBIT

LOT 124 IN STONE BLUFF P.U.D., BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2005 AS DOCUMENT NUMBER R2005027335, VILLAGE OF ROMEOVILLE, IN WILL COUNTY, ILLINOIS.

ADDRESS : 551 S. DOLLINGER DRIVE, ROMEOVILLE, ILLINOIS 60446-4321
TOTAL AREA: 7,440 ± SQ. FT.



ASSUMED
1"=20'



LEGEND

- P.U. INDICATES PUBLIC UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- P.S.E. INDICATES PUBLIC WALK EASEMENT
- PROP. INDICATES PROPOSED FEATURE
- EXIST. INDICATES EXISTING
- MH INDICATES MANHOLE
- T/F INDICATES TOP OF FOUNDATION
- CONC. INDICATES CONCRETE
- WW INDICATES WINDOW WELL
- M= INDICATES MEASURED DIMENSION
- R= INDICATES RECORDED DIMENSION
- BLDG. INDICATES BUILDING
- RAD INDICATES RADIUS
- FIP INDICATES FOUND IRON PIPE
- FIR INDICATES FOUND IRON ROD

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON ASSUMED DATUM.
2. DISTANCES ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
3. A SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED JULY 16, 2016.
4. THE CONCRETE FOUNDATION IS THE ONLY FEATURE LOCATED AND SHOWN ON THIS EXHIBIT. ALL TIES ARE TO THE CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.

KNIGHT

Engineers & Architects

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WILLIAM RYAN HOMES

945 N. PLUM GROVE RD., SCHAUMBURG, IL 60173

HAMPSHIRE HIGHLANDS U-5 LOT 178

DRAWN BY: RSM	DATE: 06-09-16	SCALE: 1"=20'	PROJECT MANAGER: SJP	PROJECT: 7313.04
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