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# Report of the Zoning Board of Appeals

## Romeoville, Illinois

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### ORD 16-1309

An Ordinance Approving a Variance to the Zoning Code for Side Yard Setbacks for 551 S. Dollinger Drive and 569 S. Dollinger Drive

**TO: Village President, Village Clerk & Board of Trustees  
Village of Romeoville, Will County, Illinois**

William Ryan homes has requested a side yard variance on two lots in Renwick Place.

On August 23, 2016, the Zoning Board of Appeals held a Public Hearing to discuss and consider the request. The application was evaluated according to the requirements and regulations outlined by the Comprehensive Plan - Chapter 157, Development / Subdivision Regulations - Chapter 158, and Zoning Code - Chapter 159.

Testimony and presentations were heard from the staff, the applicant, and the Commission. The following issues and opinions were discussed.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that William Ryan Homes has purchased the remaining lots in Stone Bluff and renamed the subdivision Renwick Place. They have begun constructing their new product in the subdivision. Due to a surveying error by the developer, several of the initial foundations were put in the wrong spot. As a result, two of the houses now encroach into the side yard setback. To solve this problem, William Ryan is requesting a variance on the two lots with the encroachment.

The side yard setback for the R-4 zoning district is 10 feet. The setback established for the subdivision when it was approved was the R-5 setback which is a total combination of 15 feet with no side less than 5 feet. As constructed, 551 S. Dollinger Drive (Lot 124) is 4.66 feet and 569 S. Dollinger Drive (Lot 127) is 3.96 feet.

The variance is required for the future purchaser to get clear title and financing on the homes.

Jason Humm, William Ryan Homes, 945 N Plum Grove Rd., Schaumburg, IL was sworn in.  
William A. Myers, Knight E/A, 221 N LaSalle St., Chicago, IL was sworn in.

Mr. Myers stated that a surveyor control point error was caught on the "As Built" drawings. William Ryan Homes is asking for a variance on lots 124 and 127. The problem has been identified and procedures put in place so this will not happen again.

Mr. Gary Hagenauer, 550 S. Canyon, Romeoville, IL was sworn in.

Mr. Hagenauer stated that he is one of the original owners in the subdivision when it was owned by Sharp Homes and has lived at this address for eight years.

Mr. Hagenauer stated that the original layout was set up with every other lot being a little smaller. He is

concerned that this will happen again and he will have a house that is closer to his home than it should be.

Mr. Hagenauer is looking for some assurance that this does not happen again.

Mr. Myers stated that with the new procedures put in place he is confident this will not happen again.

Senior Planner Darga asked Mr. Hagenauer for his address and has offered to review the new building permit application for the property next to Mr. Hagenauer when it is submitted and show him the plat to make sure the new home is properly placed.

Mr. Hagenauer asked if the property lines that were set 10 years ago will be the same.

Senior Planner stated that the property lines will be the same.

Mr. Hagenauer asked if the easement size shift on one side will there be a larger easement.

Mr. Myers stated that the easement size will not change on these homes they will just have larger side yards.

Chairman Venn asked what the standard lot sizes for 551 Dollinger and 569 Dollinger.

Senior Planner Darga stated that 551 Dollinger is 6,200 and 569 Dollinger is 6,800.

**THEREFORE**, the Zoning Board of Appeals of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 16-1309.

Motion by: Commissioner Hoffman

Seconded by: Commissioner Venn

Roll call of the membership present the 23rd day of August, 2016 with the following vote:

6 members voting AYE  
0 members ABSTAINING

0 members voting NAY  
1 members ABSENT and not voting.

Dan Repetowski	AYE
Petra Burgess	AYE
David Venn	AYE
Jim McConachie	AYE

Rick Gougis	ABSENT
Gary Hoffman	AYE
Paul Scieszka	AYE

MOTION Carried.

**Respectfully submitted on August 26, 2016.**

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission