

**645 PARKWOOD AVE – ABLE MASONRY BUILDING ADDITION
VILLAGE OF ROMEOVILLE, ILLINOIS
PERMIT REFERENCE #20-021**

Code Exceptions Request

We hereby request approval of Variances from the Village of Romeoville Code of Ordinances (Title XV: Land Usage) for design items with the applicable sections as noted below.

Code Section 91

Variance

Code Section 91.49 (D) Access to and around all planned building groups shall have at least two access roads and they shall be designed to allow unimpeded access to all areas. The corner turning radiuses shall be designed to accommodate AASHTO B40 design vehicles. All access roads and fire lane dead ends shall comply with Appendix D of The International Fire Code, 2015 Edition, if not otherwise specified in this chapter. The type of dead end shall be approved by the Fire Chief, Fire Marshal or Assistant Fire Marshal.

Note of Variance Request: The site is located on a property which prohibits secondary access. A Creek bounds the site to the north, a building to the east, a building to the south, and Parkwood Avenue to the west. If a secondary access were added to Parkwood, no realistic building would fit between the drives. A secondary access added through the lot of the property to the south would put it at the same point as the primary access. Existing mechanical equipment prevents a secondary access from the south neighbors east parking area.

Variance

Code Section 91.46 (B) Fire hydrants shall be spaced at 300 feet maximum. Where required by the Fire Marshall, water mains shall be looped around buildings/complexes and hydrants spaced 300 feet apart. All private hydrants shall be painted yellow to identify them.

Note of Variance Request: The proposed building is now shown with an independent water service and hydrant. Both the existing building and the new building will have independent water services, negating the need for a watermain loop.

Code Section 159

Variance

*Code Section 159.108 Computation of Parking Spaces – C. Size and Access (Off -Street Parking)
(1) Size. A required off-street parking space in all districts shall be at least nine feet six inches in width (WP) and at least 18 feet in length, exclusive of access drives or aisles, ramps, curbs, columns, office or work areas. The width and length of all parking spaces adjacent to curb and gutter shall be measured from the edge of pavement.*

Note of Variance Request: The project is requesting the required parking stall width to be nine feet (9'), including gutter tag. Insufficient parking spaces have been a concern of the Village in

previously submitted site plans, and comments from the fire department have already removed roughly half of the proposed parking.

Variance

Code Section 159.83 M-2, Heavy Manufacturing District – Setbacks (7) Front yards. A twenty-five (25) foot front yard shall be required, from the property line. For properties having multiple frontages, a front yard setback shall be provided along each such street. For properties whose front yard abuts a residential district, the front yard setback shall be not less than fifty (50) feet

Note of Variance Request: The building is proposed to be ~16' from the front property line in order to fit sufficient room between the existing building for fire access.

Variance

Code Section 159.018 Number of Buildings per Lot – Except in the case of a planned development, not more than one principal detached building shall be located on a zoning lot, nor shall a principal detached building be located on the same zoning lot with any other principal building.

Note of Variance Request: Due to the existence of an overland flood path west of the existing structure, the original plan for an addition to the existing principal structure was not feasible. In lieu of expanding the existing building per the original plan, it is requested that a separate building be constructed to maintain the flood route through the site.