

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, August 23, 2016

7:00 PM

Village Hall Board Room

Zoning Board of Appeals

1. CALL TO ORDER

2. ROLL CALL

Present 6 - Paul Scieszka, Dan Repetowski, Petra Burgess, Jim McConachie, David Venn, and Gary Hoffman

Absent 1 - Rick Gougis

3. APPROVAL OF AGENDA

A motion was made by Petra Burgess, seconded by Gary Hoffman, to approve the Agenda. The motion carried unanimously.

4. APPROVAL OF MINUTES

A motion was made by Venn, seconded by Hoffman, that the March 8, 2016 minutes be approved. The motion carried by a unanimous vote.

[ZBAMN16-0](#) Meeting Minutes March 8, 2016

[1](#)

Attachments: [ZBA Minutes 3-8-2016.pdf](#)

5. PUBLIC HEARINGS

[PH16-2220](#) A Public Hearing on a Variance to the Zoning Code for Side Yard Setbacks for 551 S. Dollinger Drive and 569 S. Dollinger Drive

A motion was made by Burgess, seconded by Repetowski, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Senior Planner Nathan Darga read the Compliance Report.

Description/Title: 551 S. Dollinger Drive (Lot 124) and 569 S. Dollinger Drive (Lot 127)

Type of Review: Side Yard Setback Variance

Summary:

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.

Findings of Fact:

1. The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The proposal generally complies with the provisions of the Development Regulations (Chapter 158).
3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159).

Recommendation:

The Development Review Committee is recommending approval

Jason Humm, William Ryan Homes, 945 N Plum Grove Rd., Schaumburg, IL - Sworn

William A. Myers, Knight E/A, 221 N LaSalle St., Chicago, IL - Sworn

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 - Sworn

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.

A motion was made by Venn, seconded by Burgess, that this Public Hearing be Closed. The motion carried by a unanimous vote.

6. NEW BUSINESS

[ORD16-1309](#) An Ordinance Approving a Variance to the Zoning Code for Side Yard Setbacks for 551 S. Dollinger Drive and 569 S. Dollinger Drive

Attachments: [ORD 16-1309 Exhibit B](#)
[ORD 16-1309 Exhibit C](#)
[ORD 16-1309 ZBA Report](#)

A motion was made by Hoffman, seconded by Venn, that this Ordinance be Recommend for Approval to the Village Board on 9/7/2016. The motion carried by a unanimous vote.

7. OLD BUSINESS

8. CITIZENS TO BE HEARD

9. CHAIR'S REPORT

10. COMMISSIONER'S REPORT

11. VILLAGE BOARD LIAISON REPORT

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

13. ADJOURNMENT

A motion was made by Hoffman, seconded by Venn, that this meeting be adjourned. The motion carried by a unanimous vote.