

**VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda**


     Resolution or Ordinance (Blue)           Waiver of First Requested  
  X   Recommendations of Boards, Commissions & Committees (Green)  
     Other Business (Pink)

**TO :**               PRESIDENT AND BOARD OF TRUSTEES

**FROM:**           Scott R. Niehaus, Village Manager

**DATE :**           March 28, 2023                                 **(BOT) Date:**   April 6, 2023

**SUBJECT:   ZBA 23-04: 302 W St. Charles Road**

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests that the Village approve a variation from Section 155.409(F)(1)(b) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to eight and four tenths (8.4'), for the subject property located within the R4 Limited General Residence Zoning District. The requested relief is for a seventy square foot one-story addition to an existing nonconforming single-family residence located on the subject property.

The Zoning Board of Appeals made the recommendation of approval by a 5-0 vote. Please place this petition on the April 6, 2023, Board of Trustees agenda for a first reading.

**Fiscal Impact/Funding Source:**


Review (as necessary):  
Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:           All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.**



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development 

**MEETING DATE:** April 6, 2023

**SUBJECT:** **ZBA 23-04: 302 W. St. Charles Road**

Please find the following items for Village Board consideration as part of the April 6, 2023, Village Board meeting:

1. Zoning Board of Appeals referral letter;
2. IDRC report for ZBA 23-04; and
3. An Ordinance granting approval of the requested variation.

The Zoning Board of Appeals made the recommendation of approval by a 5-0 vote. Please place this petition on the April 6, 2023, Board of Trustees agenda for a first reading.



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
[www.villageoflombard.org](http://www.villageoflombard.org)

April 6, 2023

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Andrew Honig, Dist. 4  
Daniel Militello, Dist. 5  
Bob Bachner, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith Giagnorio  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: ZBA 23-04 – 302 W. St. Charles Road**

Dear President and Trustees:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests that the Village approve a variation from Section 155.409(F)(1)(b) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to eight and four tenths (8.4'), for the subject property located within the R4 Limited General Residence Zoning District. The requested relief is for a seventy square foot one-story addition to an existing nonconforming single-family residence located on the subject property.

The Zoning Board of Appeals conducted a public hearing on March 22, 2023. Kamil Job, petitioner, and Jennifer Ganser, Assistant Director of Community Development and Tami Urish, Planner I, were sworn in by Chairperson DeFalco to offer testimony.

Mr. Job presented the petition. He explained that he is requesting a variance to be able to build a one-story addition onto his house. He said the house was built in 1922 and presumably met the zoning code of the time. His proposed addition will hold the line of the existing house. The proposed addition is necessary to expand the kitchen. The proposed addition will be located over an existing patio.

Chairperson DeFalco asked if anyone from the public had any questions or comments. Hearing none, he asked for the staff report.

Ms. Urish presented the staff report, which was entered into the record in its entirety. The subject property is developed with a single-family home. The existing single-family home does not meet the required

twenty-foot corner side yard setback. The proposed addition will maintain the existing eight and four tenths (8.4') corner side yard setback as the house was built in 1922 before the current zoning code. In consideration of precedent, staff has identified similar cases that were approved by the ZBA and Village Board. The request meets the standards for a variance and staff finds it can recommend approval of the petition.

Chairperson DeFalco opened the meeting up for discussion among the ZBA members.

Chairperson DeFalco gave a summary of the petition. The house was built before the current zoning code and addition will be holding the existing line of the house in the corner side yard. The existing patio will be removed and replaced with the addition and deck. Staff determined that the lot coverage calculation of the property is at 39% with the addition included.

Mr. Conway clarified that the addition will be in the back where the fence panel is located. Mr. Job confirmed the location and added that it is one story keeping in line with the existing roof height to add space to the small kitchen.

Chairperson DeFalco asked for a motion from the Board.

Mr. Meadows made a motion to recommend approval of the petition. Mr. Bartels seconded the motion. The Zoning Board of Appeals voted 5-0 that the Village Board approve the petition associated with ZBA 23-04, subject to the following five (5) conditions:

1. The addition shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report;
2. The petitioner shall receive a building permit for the proposed addition;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. This approval shall be subject to the construction commencement time provisions as set forth within Sections 155.103(C)(10);
5. In the event that the building or structure on the subject property is damaged or destroyed, by any means, to the extent of more than 50 percent of the fair market value of such building or structure immediately prior to such damage, such building or structure shall not be restored unless such building or structure shall thereafter conform to all regulations of the zoning district in which such building or structure and use are located.

Respectfully,

VILLAGE OF LOMBARD

John DeFalco  
Chairperson  
Zoning Board of Appeal

March 22, 2023

**Title**

ZBA 23-04

**Petitioner & Property Owner**

Manco Home Builders, Inc.  
723 N. Addison Rd. Suite 1  
Villa Park, IL 60181

**Property Location**

302 W. St. Charles Road  
06-07-202-042

**Zoning**

R4 Limited General Residence

**Existing Land Use**

Single-Family Home

**Comprehensive Plan**

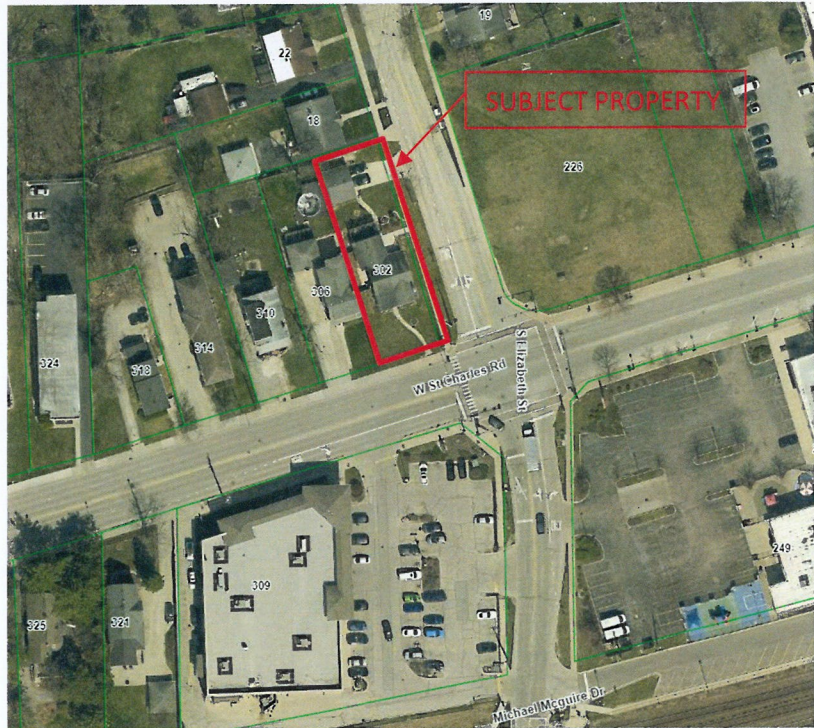
Low Density Residential

**Approval Sought**

A variation from Section 155.409(F)(1)(b) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to eight and four tenths feet (8.4').

**Prepared By**

Tami Urish  
Planner I



LOCATION MAP

**PROJECT DESCRIPTION**

The subject property is developed with a single-family home. The existing single-family home does not meet the required twenty-foot corner side yard setback. The property owner applied for a permit to construct the proposed addition to the house and found that a variance would be required to obtain said permit. The proposed addition will maintain the existing eight and four tenths (8.4') corner side yard setback

**APPROVALS REQUIRED**

The petitioner requests that the Village approve a variation from Section 155.409(F)(1)(b) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to eight and four tenths feet (8.4') for the subject property located within the R4 Limited General Residence Zoning District. The requested relief is for an addition to an existing nonconforming single-family residence located on the subject property.

**EXISTING CONDITIONS**

The property contains an existing one-story single-family residence with a detached garage.

## PROJECT STATS

### Lot Size

Parcel Area: 8,424 SF

Parcel Width: 50 feet

### Setbacks with proposed addition

Front (south) 44.15 feet

Corner Side  
(east) 7.36 feet

Side (west) 7.17 feet

Rear (north) 72 feet

### Surrounding Zoning & Land Use Compatibility

North and West: R4 Limited General Residential

East: B5PD Central Business District Planned Development

East: B5APD Downtown Perimeter Planned Development

### Submittals

1. Petition for public hearing;
2. Response to standards for variation;
3. Plat of survey prepared by Preferred Survey, Inc., dated 03/11/2014; and
4. Architectural plans, prepared by Jeffery J. Heaney, dated 5/30/2022.

## INTER-DEPARTMENTAL REVIEW

### Building Division:

The Building Division has no comments regarding the petition. Additional comments may be forthcoming during permit review.

### Fire Department:

The Fire Department has no comments regarding the petition. Additional comments may be forthcoming during permit review.

### Private Engineering Services:

Private Engineering Services (PES) has no comments regarding the petition. Additional comments may be forthcoming during permit review.

### Public Works:

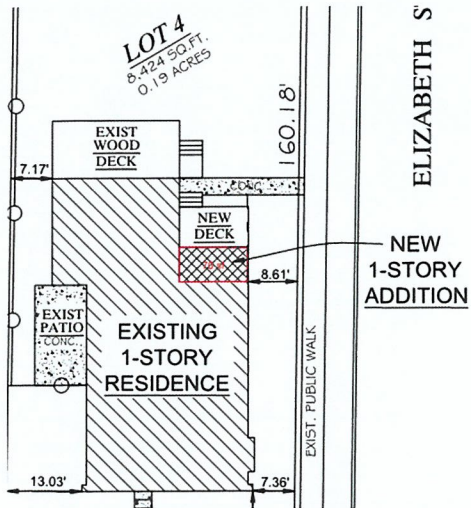
The Department of Public Works has no comments regarding the petition. Additional comments may be forthcoming during permit review.

### Planning Services Division:

The Zoning Ordinance requires single-family residences in the R4 District to maintain a minimum corner side yard setback of 20 feet and a minimum interior side yard setback of six feet from property line. The residence is not meeting the required 20-foot corner side yard setback relative to the east property line. The petitioner proposes to build a seventy (70) square foot one-story addition onto the house. The proposed addition will hold the existing corner side setback toward the rear of the house along Elizabeth Street.

The subject property is 50 feet wide, and is part of a subdivision of lots with widths ranging from 50 to 52 feet. The subdivision was platted in 1917 (Orchard Subdivision). Village Code currently requires a minimum lot width of 60 feet in the R2 Zoning District, though the subject property is a buildable lot under the 80% provision in Section 155.209.

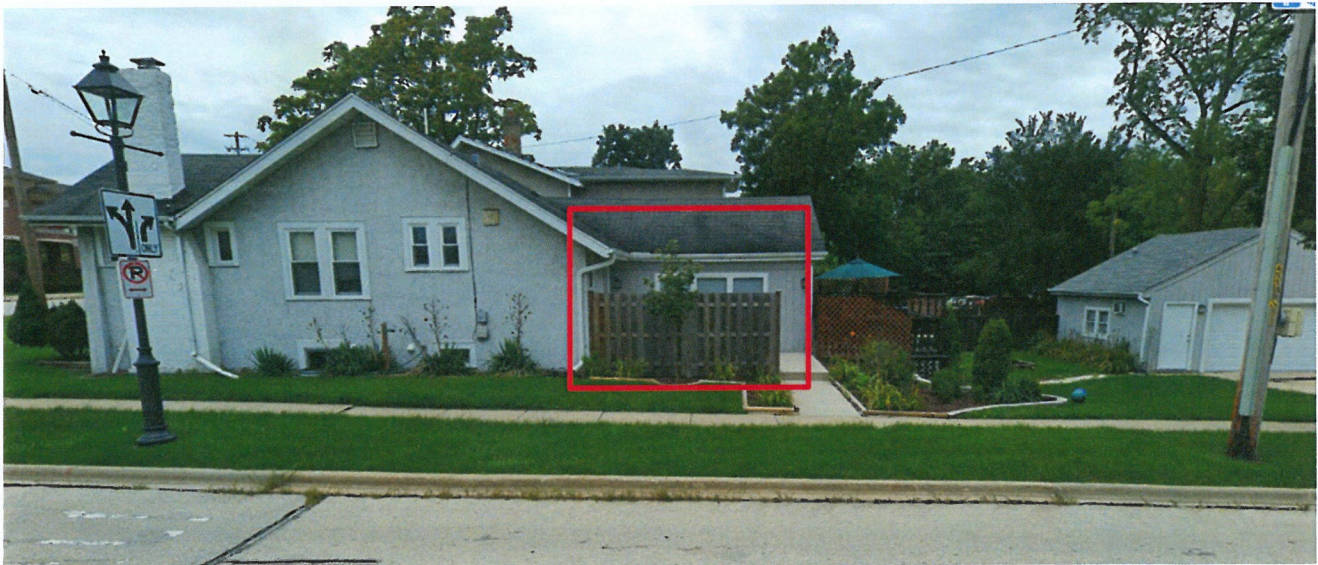
According to the York Township Assessor, the home on the subject property was built in 1922. The Village has no permit on file for the construction of the house. Therefore, site plans for the original house are not available in Village records. Prior to 1960, it is not unusual that records were misfiled or damaged beyond saving however the house may have met all applicable development regulations in place at the time. The existing detached garage received a building permit in 1992.



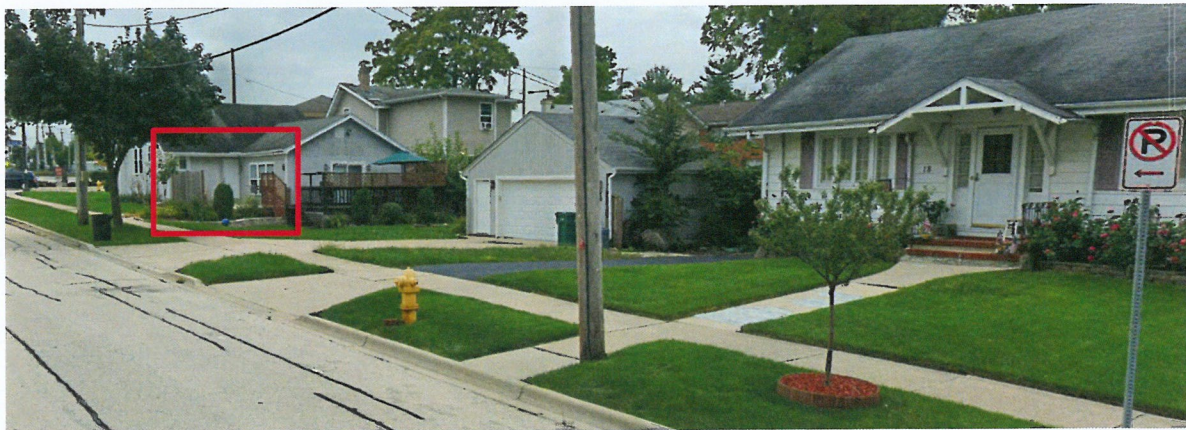
*Subject property*



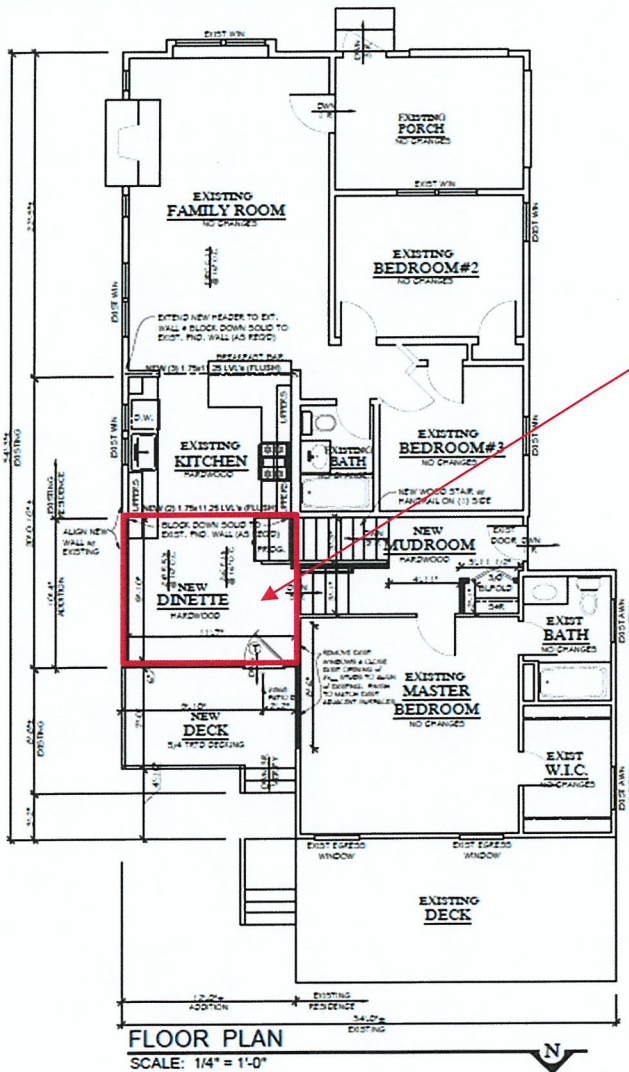
*Subject property viewed from front yard (St. Charles Rd)*



*Subject property viewed from corner yard (Elizabeth Street)*



*Subject property viewed from 18 N. Elizabeth Street (viewshed in line with the subject property's detached garage).*



The current Village Code went into effect after the subject property was developed, and contains lot width and setback requirements that the subject property does not meet. Staff recognizes that this development sequence creates a hardship for the property owner attempting to modify a home that was constructed prior to current zoning requirements. The floor plan of the house restricts the options for expanding the kitchen (shown in the red box) and therefore the placement of the addition.

Additionally, there are no residences immediately to the east of the subject property that would be directly impacted by the additional encroachment. The residence to the north is not directly impacted as the subject property's existing detached garage obstructs the view of the small addition.

To be granted a variation, petitioners must show that they have affirmed each of the standards for variations outlined in Section 155.407(F)(3). Staff offers the following commentary on these standards with respect to this petition:

a. *That because of the particular physical surroundings, shape, or topographical conditions of*

*the specific property involved, a particular hardship to the owner has been shown, as distinguished from a mere inconvenience if the strict letter of the regulations were to be applied.*

The subject property is 50 feet wide, and is part of a subdivision platted in 1917. The current minimum lot width in the R4 Zoning District is 60 feet, though the subject property is a buildable lot under the 80% provision of Village code. A 50-foot lot width could be considered unique when compared to the overall Village housing stock. Further, the existing structure was constructed in 1922, prior to current yard setback provisions. The substandard lot width, combined with the placement of the existing structure on the property, limits the petitioner's ability to meet the current zoning requirements.

b. *The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.*

The subject property is a 50-foot wide lot of record in a legally established subdivision. The one-story addition will hold the corner side yard setback line of the existing house. These circumstances are specific to the subject property.



- c. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*

This standard is affirmed.

- d. *The alleged difficulty or hardship is shown to be caused by this ordinance and has not been created by any person presently having an interest in the property.*

Staff finds that the hardship for this variation is due to the location and area of the existing structure in relation to the current corner side yard setback requirements. The existing house was built before the Village had adopted a Zoning Ordinance with setback and lot width requirements (1960). Presumably, the house met applicable standards at the time of construction. Current setback and lot width requirements do not reflect the conditions under which the existing house was built.

- e. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

This standard is affirmed. The existing house was built prior to 1960. Since then, the house has not been detrimental to the public welfare or injurious to other properties. The proposed one-story addition will hold the corner side yard setback of the existing house and will not further encroach into the requisite yards.

Staff does not believe the proposed second-story addition will have a negative impact on adjacent properties. The height of the house with the proposed addition will be 24.75 feet (Village Code defines building height as the mean level between the eaves and the peak of the roof). Maximum building height in the R4 District is 30 feet.

- f. *The granting of the variation will not alter the essential character of the neighborhood.*

Staff finds that this standard is affirmed. The one-story addition will maintain the existing corner side building line.

- g. *The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood*

The one-story addition will hold the corner side yard setback line of the existing house. The corner side setback ranges from 7.36 to 8.4 feet. The proposed addition will maintain the existing eight and four tenths (8.4') corner side yard setback, as the proposed addition is at that location of the house. The addition is not expected to impact light or air supply to the adjacent property.

In consideration of precedent, staff has identified similar cases that appeared before the Zoning Board of Appeals in recent years. All of the cases listed below were requests to reduce a corner side yard setback for an addition that held the setback of the existing residence. Several of these cases involved 50-foot wide lots with circumstances similar to those on the subject property.

CASE NO.	DATE	ADDRESS	SUMMARY	ZBA	BoT
ZBA 04-03	5/6/2004	310 W. Morris Ave.	16' Corner Side Yard	Approved, 5-0	Approved, 5-0
ZBA 05-03	4/7/2005	1051 S. Stewart Ave.	17.5' Corner Side Yard (Reverse Corner Lot)	Approved, 5-0	Approved, 6-0
ZBA 05-07	6/2/2005	403 S. Edson St.	12.36' Corner Side Yard (Reverse Corner Lot)	Approved, 6-0	Approved, 6-0
ZBA 05-09	7/21/2005	444 E. Taylor Rd.	22' Rear Yard (Corner Lot)	Approved, 5-0	Approved, 6-0
ZBA 06-01	2/6/2006	151 E. Berkshire Ave.	6' Corner Side Yard	Approved, 4-0	Approved, 6-0
ZBA 06-06	5/4/2006	302 W. Loy St.	10.5' Corner Side Yard (Reverse Corner Lot)	No Rec.	Partial App., 6-0*
ZBA 06-17	8/23/2006	197 S. Craig Pl.	9' Corner Side Yard	Approved, 6-0	Approved, 6-0
ZBA 06-22	9/27/2006	601 E. Sunset Ave.	10' Corner Side Yard	Approved, 6-0	Approved, 6-0
ZBA 06-24	12/7/2006	303 W. Harding Rd.	10' Corner Side Yard	Denial, 5-1	App., 6-0**
ZBA 06-26	1/4/2007	117 S. Stewart Ave.	14.67' Corner Side Yard	Approved, 5-0	Approved, 6-0
ZBA 07-02	2/15/2007	206 E. Hickory St.	15' Corner Side Yard	Approved, 4-1	Approved, 6-0
ZBA 08-01	3/6/2007	322 E. Elm St.	17.68' Corner Side Yard	Approved, 5-0	Approved, 6-0
ZBA 10-01	2/18/2010	41 S. 2 <sup>nd</sup> Ave.	16.8' Corner Side Yard	No Rec.	App., 6-0
ZBA 10-07	9/16/2010	103 W. Collen Dr.	14.5' Corner Side Yard (Reverse Corner Lot)	Approved, 6-0	Approved, 6-0
ZBA 10-08	9/16/2010	322 E. Elm St.	17.68' Corner Side Yard	Approved, 6-0	Approved, 6-0
ZBA 10-14	1/6/2011	1029 E. Woodrow Ave.	11.5' Corner Side Yard (Reverse Corner Lot)	Approved, 5-0	Approved, 6-0
ZBA 13-01	2/7/2013	236 E. Morningside Ave	15.7' Corner Side Yard	Approved, 4-0	Approved, 6-0
ZBA 15-03	2/5/2015	135 N. Broadview Ave.	14.3' Corner Side Yard	Approved, 5-0	Approved, 5-0
ZBA 20-06	11/19/20	353 E. Washington Bl	5' Corner Side Yard	Approved, 6-0	Approved, 5-0
ZBA 22-01	7/21/22	809 S. Elizabeth St.	14' Corner Side Yard	Approved, 7-0	Approved, 6-0
ZBA 23-02	2/22/23	1161 S. Finley Road	14' Corner Side Yard	Approved 6-1	No vote yet

Staff finds the variation request meets the standards for variation.

### **FINDINGS & RECOMMENDATIONS**

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of the aforementioned variation:

Based on the submitted petition and the testimony presented, the requested variation does comply with the Standards required for a variation by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals find that the findings as discussed at the public hearing, and those findings included as part of the Inter-Departmental Review Committee Report be the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities approval of ZBA 23-04 subject to the following conditions:

1. The addition shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report;
2. The petitioner shall receive an approved building permit for the proposed addition;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

4. This approval shall be subject to the construction commencement time provisions as set forth within Sections 155.103(C)(10);
5. In the event that the building or structure on the subject property is damaged or destroyed, by any means, to the extent of more than 50 percent of the fair market value of such building or structure immediately prior to such damage, such building or structure shall not be restored unless such building or structure shall thereafter conform to all regulations of the zoning district in which such building or structure and use are located.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

H:\CD\WORDUSER\ZBA Cases\2023\ZBA 23-04, 302 W St Charles\ZBA 23-04\_IDRC Report.docx

## XI. STANDARDS FOR VARIATIONS

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all variations of the Lombard Zoning Ordinance and Lombard Sign Ordinance.

### SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

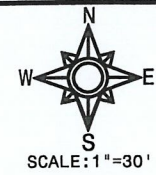
1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied. Since the house was built in 1922 the functionality of an existing kitchen and a staircase to the basement and riser exceed (10 inches in height) do not meet today's standard and therefore the existing kitchen is impossible to use and the existing staircase to the basement is hazard to all.
2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification. We are not exceeding existing side yard setbacks with a new addition.
3. The purpose of the variation is not based primarily upon a desire to increase financial gain. We are trying to bring the house to today's standard and functionality
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property. The property was built in 1922 therefore no one is involved with the original construction.
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. We are not exceeding existing side yard setback. A proposed addition faces the street (No neighbors on that side of the house).
6. The granting of the variation will not alter the essential character of the neighborhood; and, No, since we are filling in a corner into the existing L- shape.

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. No, since the proposed addition is facing outside corner of the property.

LEGEND	
(R) = RECORD	(NW) = NORTHWESTERLY
(M) = MEASURED	(NE) = NORTHEASTERLY
(D) = DEED	(SW) = SOUTHWESTERLY
(C) = CALCULATED	(SE) = SOUTHEASTERLY
(L) = ARC LENGTH	(RAD) = RADIUS
(CH) = CHORD	(A) = ASSUMED
(F.I.P.) = FOUND IRON PIPE (R.O.W.) = RIGHT OF WAY	
(F.I.R.) = FOUND IRON ROD	
—x—x—x—x—x—x—	= CHAIN LINK FENCE
—xx—xx—xx—xx—xx—	= WIRE FENCE
—o—o—o—o—o—o—	= SPLIT RAIL FENCE
—□—□—□—□—□—□—	= METAL FENCE
—○—○—○—○—○—○—	= P.U. & D.E.
—	= PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L.	= BUILDING SETBACK LINE

**ARS**  
**Surveying Service LLC**  
 REAL ESTATE SURVEYORS  
 1229 LAKEVIEW COURT  
 ROMEOVILLE, ILLINOIS 60446  
 PH:(630) 226-9200 FAX: (630) 226-9234  
 EMAIL: SURVEY@ARSSURVEY.COM

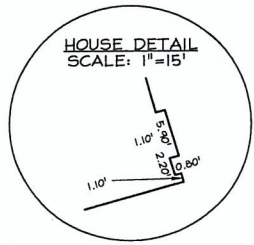
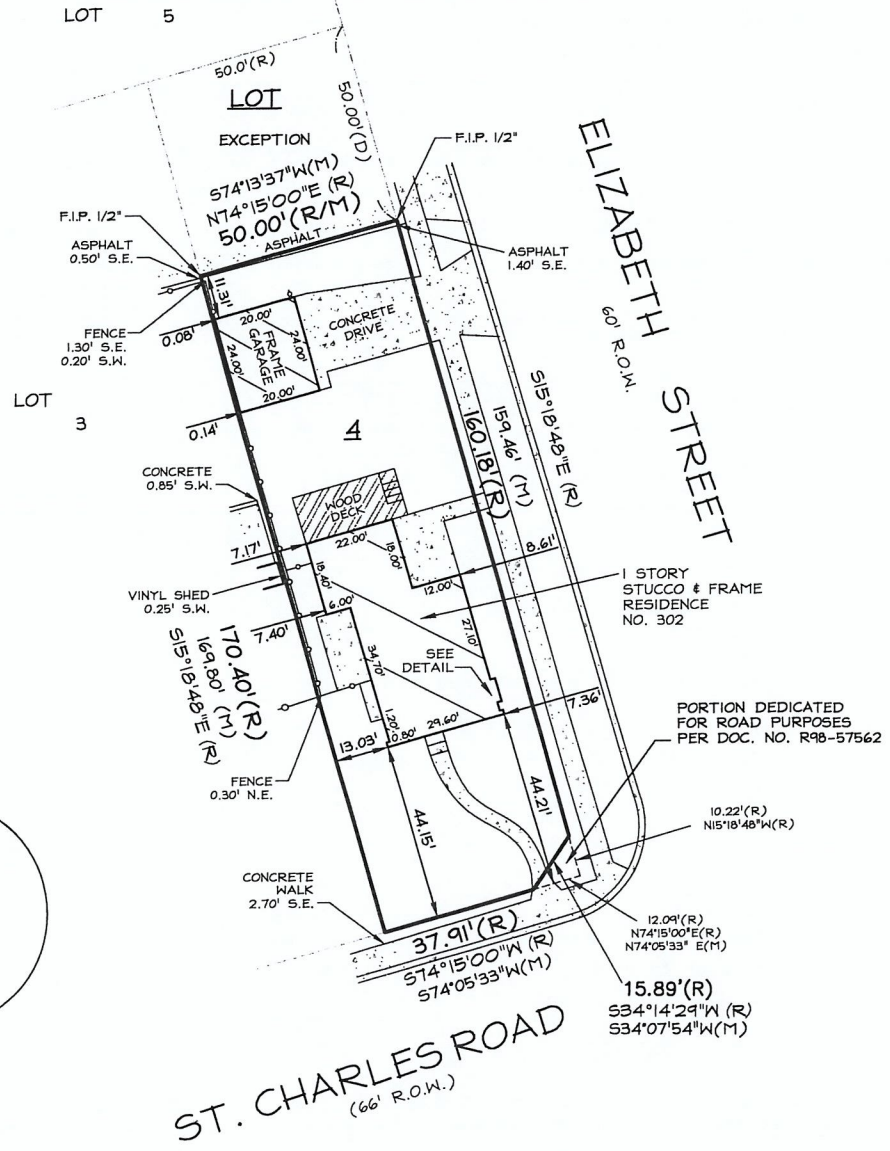
**PLAT OF SURVEY**



**BASIS OF BEARING:**  
 WEST LINE OF ELIZABETH STREET AS MONUMENTED  
 AND OCCUPIED PER RECORDED SUBDIVISION PLAT.  
 S 15°18'48" E (R)

LOT 4 (EXCEPT THE NORTH 50 FEET THEREOF) AND ALSO EXCEPT THE SOUTHEASTERLY PORTION OF THE SUBJECT LAND DEDICATED TO THE VILLAGE OF LOMBARD FOR ROADWAY PER DOCUMENT NO. R98-57562, IN ORCHARD SUBDIVISION, BEING A RESUBDIVISION OF OUT LOT 5 OF TOWN OF LOMBARD IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ORCHARD SUBDIVISION RECORDED JANUARY 24, 1917 AS DOCUMENT 127948, IN DUPAGE COUNTY, ILLINOIS.

**AREA OF SURVEY:**  
 "CONTAINING 8,424 SQ. FT. 0.19 ACRES MORE OR LESS"



STATE OF ILLINOIS }  
 COUNTY OF WILL }

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 10TH DAY OF JANUARY, A.D., 2023, AT ROMEOVILLE, ILLINOIS.

*Mark A. Lindstrom*

CLIENT KOSAKOWSKI

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482

JOB NO. 104912-22

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

FIELDWORK DATE. 01-06-23



LICENSE EXPIRES ON NOVEMBER 30, 2024

# Residential Addition & Remodel

## 302 W. St. Charles Road Lombard, Illinois 60148



**ROBERT M. AKERS  
ARCHITECTURE LLC**  
Architect | Designer | Residential | Commercial  
202 Campbell Street, Geneva, IL 60134  
(630) 330-6176 • robert.akers@stgglobal.net  
www.rmaarchitect.com

### STRUCTURAL DESIGN CRITERIA

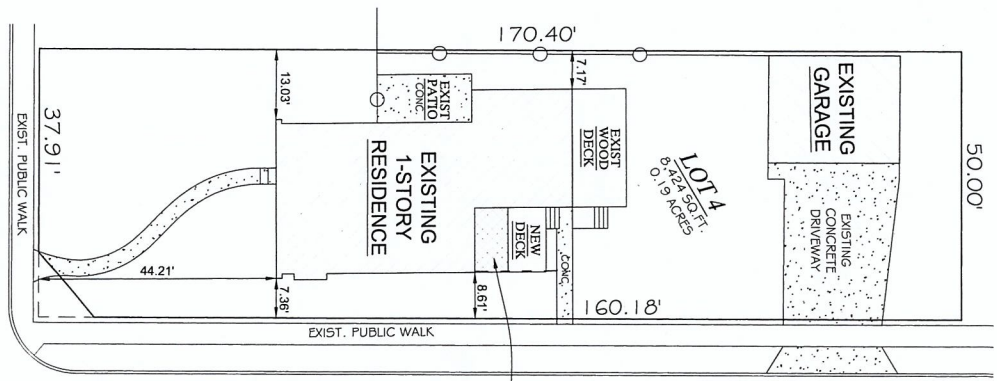
Specialty concrete strength 3,000 psi for 28 days  
Specialty Lumber 2,400 Strand-Beam® (SBR) grade No. 2 or better  
Canadian, with an extreme fiber Stress- $E_{\text{min}}$  of 675 psi minimum  
No. 1 2 S4s Fy grade No. 2 or better Stress- $E_{\text{min}}$  of 850 psi min.  
Manufactured Beams to be provided Weyerhaeuser / 3G Ultra unless  
noted otherwise  
Manufactured Roof Joists are not allowed  
Roof Loads = 40# LL, 10# DL, All Snow  
Wind Load = 60 mph  
Ceiling Load = 20# LL, 10# DL, Roof Slopes over 3:12  
Cold Load Roof Load = 20# LL, 10# DL, All Slopes  
Exterior Back Load = 40# LL, 10# DL  
NOTE: ALL EXTERIOR DRICK, PAVING, MATERIAL SHALL BE 5%  
1% - 5% - 5% - 5% - 5% - 5% - 5% - 5% - 5% - 5%

CODE REQUIREMENTS: VILLAGE OF LOMBARD, IL  
WITH LOCAL AMENDMENTS  
BUILDING CODES:  
2018 INTERNATIONAL RESIDENTIAL CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2017 NATIONAL ELECTRIC CODE  
2014 ILLINOIS STATE PLUMBING CODE  
TITLE XV - ORDINANCE / AMENDMENTS



**JULIE HOTLINE**  
ALWAYS CALL BEFORE YOU DIG  
CALL 811 or (800) 892-0123

**DRAWING INDEX**  
T1.0 - TITLE SHEET  
SP1 - SITE PLAN  
A1.0 - DEMO FLOOR PLAN & FOUNDATION PLAN  
A2.0 - EXISTING & NEW ELEVATIONS  
A3.0 - SECTIONS, DETAILS, GENERAL NOTES  
E1.0 - ELECTRIC PLAN, NOTES & DETAILS



ST. CHARLES ROAD  
 EXIST. PUBLIC WALK  
 37.91'  
 44.21'  
 7.36'  
 13.03'  
 7.17'  
 160.18'  
 50.00'

NEW  
 1-STORY  
 ADDITION

ELIZABETH STREET

ZONING:	R4, Limited General Res.
MIN LOT AREA:	7,500 Sq Ft.
MIN LOT WIDTH:	60 Feet
MAX BUILDING HEIGHT:	36 Feet
MIN REQUIRED OPEN SPACE:	50%
NOTE: LOT & RESIDENCE ARE EXISTING NON CONFORMING	
ACTUAL LOT SIZE:	8,424 Sq Ft.
ACTUAL LOT WIDTH:	50 Feet
ACTUAL BUILDING HEIGHT:	20 Feet
ACTUAL OPEN SPACE:	2,926 Sq Ft. or 35%

SITE PLAN  
 SCALE: 3/32" = 1'-0"



SHEET  
 SP.1  
 OF 1 SHEET(S)

SITE PLAN  
 New Addition to:  
 The Residence at  
 302 W. St. Charles Road  
 Lombard, Illinois 60148



I hereby certify that these plans were prepared under my supervision and to the best of my knowledge they comply with the building ordinances, zoning ordinances and all other applicable codes and ordinances.  
 Expires: 11/30/24



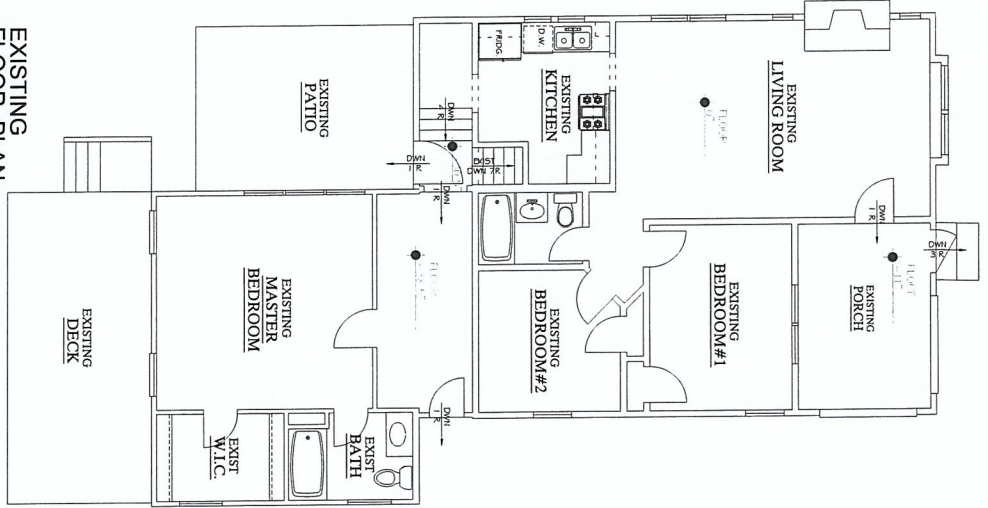
ROBERT M. AKERS  
 ARCHITECTURE LLC  
 ARCHITECT / DESIGNER / RESIDENTIAL / COMMERCIAL  
 302 Campbell Street, Geneva, IL 60134  
 (815) 330-8178 • robert.akers@robgothel.net  
 www.rmanarch.com

REVISION(S)	BY



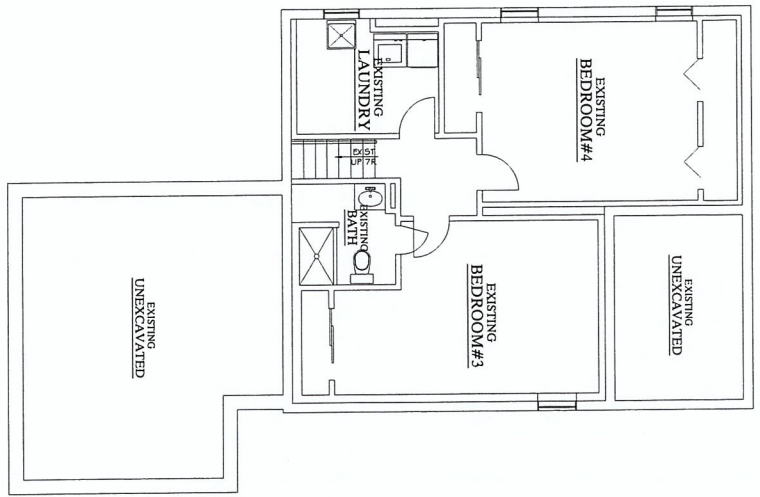
**EXISTING FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**EXISTING FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"



Sheet  
**EX.1**  
Of 1 Sheet(s)

**EXISTING PLANS**  
New Addition to:  
The Residence at  
302 W. St. Charles Road  
Lombard, Illinois 60148

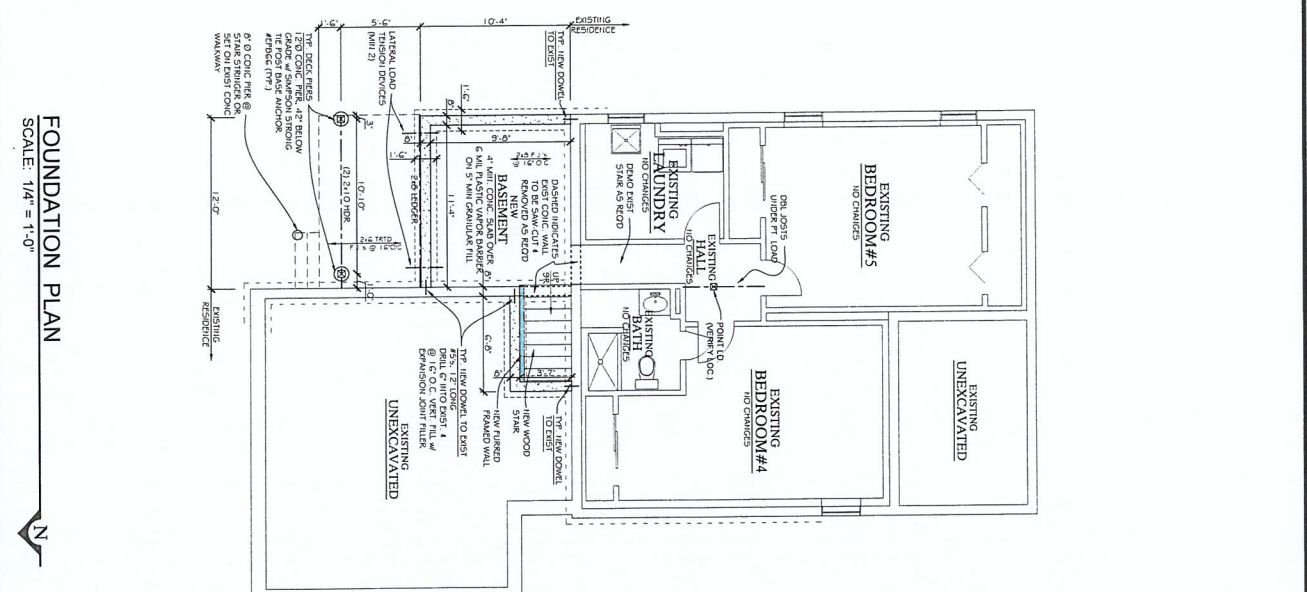
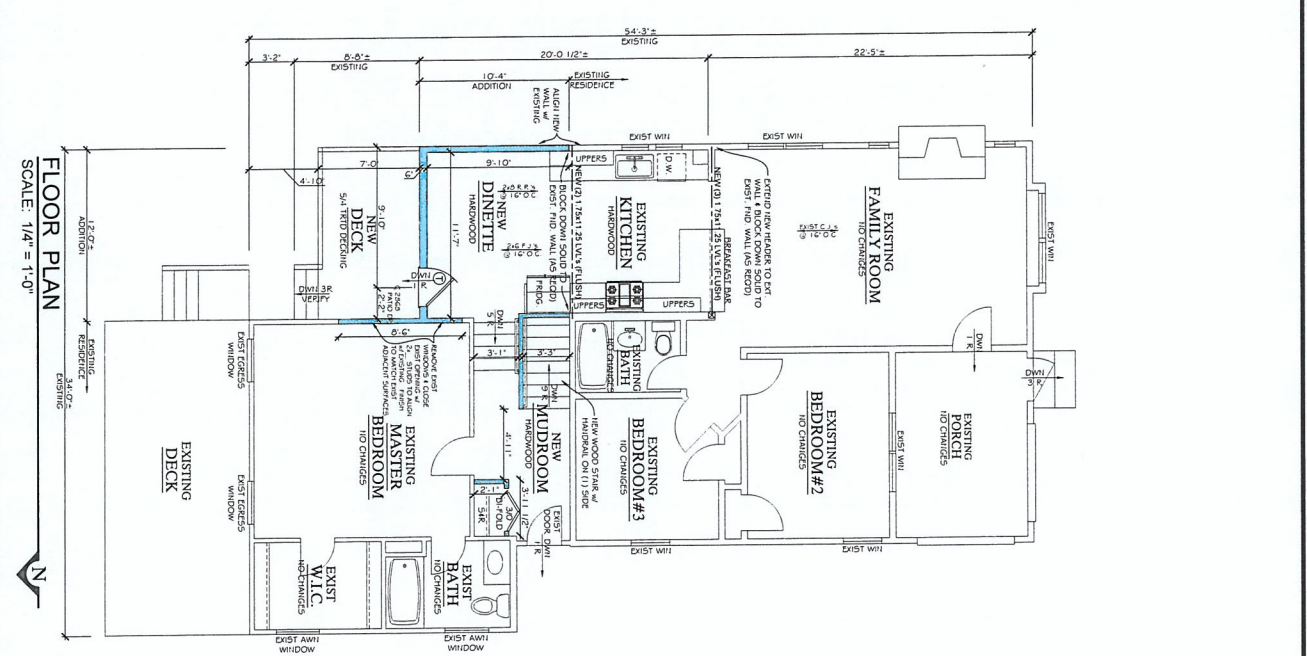
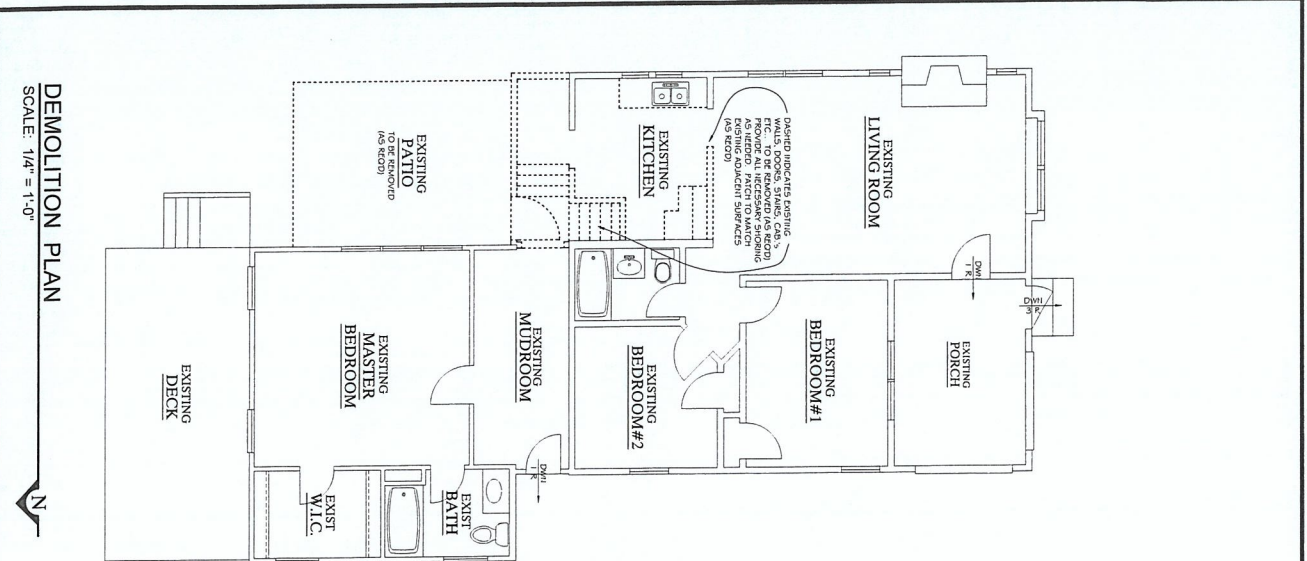


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www.rma-architect.com

NO.	DESCRIPTION
1	EXISTING PLANS
2	EXISTING FOUNDATION PLANS



**DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**MANCO HOME BUILDERS**

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**REVISIONS:**

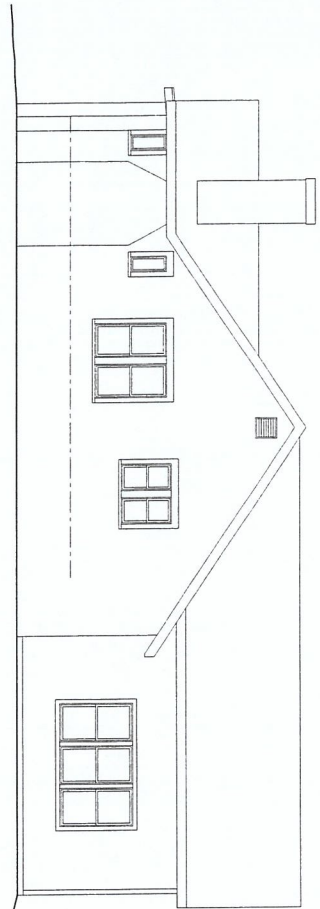
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**Sheet A1.0**  
Of 3 sheets(s)

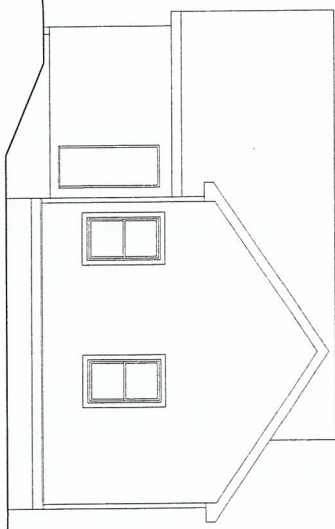
**DEMO & FIRST FLOOR PLANS**  
New Addition to:  
The Residence at  
302 W. St. Charles Road  
Lombard, Illinois 60148

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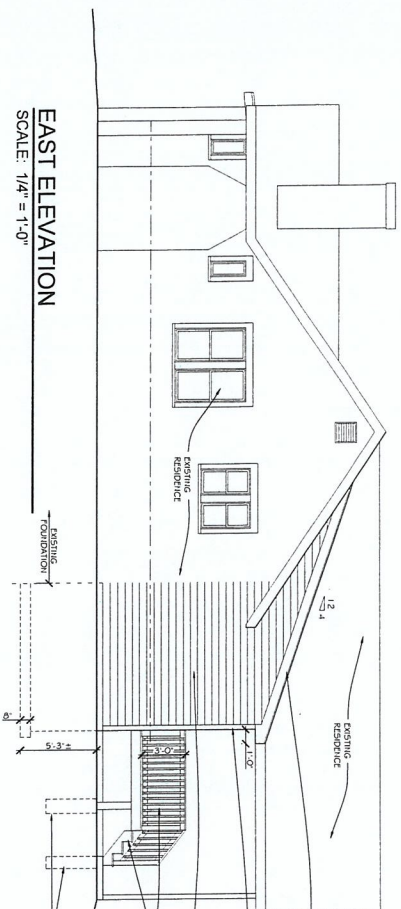
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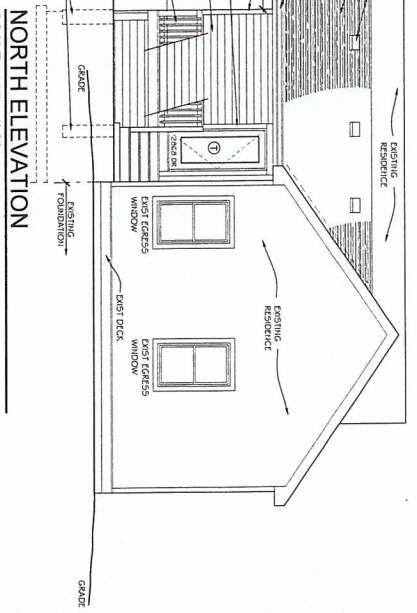
**EXISTING EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

- ⓔ INDICATES WINDOWS THAT MEET OR EXCEED
- 1. MIN NET CLEAR OPENING OF 5.7 SQ. FT.
  - 2. MIN NET CLEAR OPENING HEIGHT OF 24"
  - 3. MIN NET CLEAR OPENING WIDTH OF 20"
  - 4. MIN NET CLEAR OPENING AREA OF 5.7 SQ. FT.
- ⓓ INDICATES GLASS LOCATIONS IN WINDOWS, DOORS, TUB & SHOWER SURROUNDS, ETC., TO BE TEMPERED PER SECTION R-308.4.2018 IRC

WINDOW FALL PROTECTION:  
ALL WINDOWS ARE TO FOLLOW R312.2 OF THE 2018 IRC AS REQUIRED

NOTE:  
ALL WINDOWS ARE MARVIN ELEVATE OR BUILDER APPROVED EQUAL

NOTE:  
ALL WINDOWS SHALL HAVE A U-FACTOR OF 1.65 OR LESS (INDICATES TO DRAWN ON WINDOWS FOR INSPECTIONS)

REVISIONS BY

NO.	DESCRIPTION	DATE	BY

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Expires: 11/30/24

**MANCO HOME BUILDERS**

EXIST. / NEW ELEVATIONS

New Addition to:  
**The Residence at**  
302 W. St. Charles Road  
Lombard, Illinois 60148

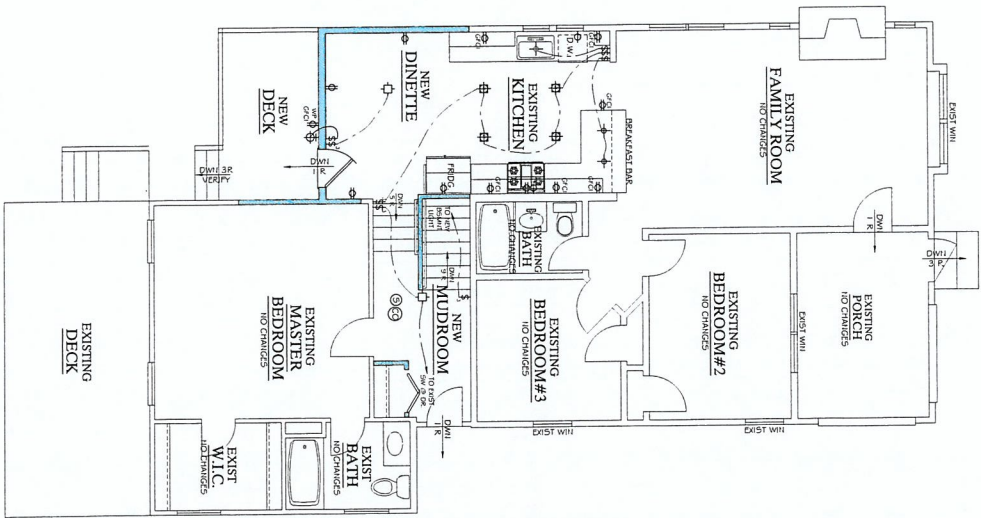
Date 02/03/23  
Scale AS NOTED  
Drawn R.M.A.  
Job 23-0300  
Sheet  
**A2.0**  
Of 3 Sheet(s)



ELECTRICAL SYMBOLS	
○	ALARM
□	CABLE OUTLET
⊕	DUPLEX OUTLET MID 15' AFF
⊕	DUPLEX OUTLET (DEDICATED)
⊕	DUPLEX OUTLET (GROUND FAULT)
⊕	ELECTRICAL SWITCH MID 45' AFF
⊕	ELECTRICAL SUBPANEL
⊕	MOTOR
⊕	FAN / LIGHT
⊕	TELEPHONE JACK
⊕	COMPUTER MODEM CONNECTION
⊕	THERMOSTAT
⊕	110V INTERLOCKED SMOKE DETECTOR
⊕	SURFACE MOUNTED INCANDESCENT
⊕	PENDANT
⊕	RECESSED LED LIGHT
⊕	WALL MOUNTED SCENIC
⊕	CARBON MONOXIDE DETECTOR
⊕	FLOUT MOUNTED FIXTURE

**ELECTRICAL NOTES:**

1. All work shall conform to the National Electrical Code (NEC) 2017.
2. Existing Service: Existing
3. Work shall be in conformance with the NEC 2017.
4. All wiring shall be in accordance with the NEC 2017.
5. Every floor shall have a 110V interlocked smoke detector in all bedrooms and there shall be a 110V interlocked smoke detector in all bedrooms.
6. Electric outlets shall be mounted 15' above finished floor.
7. Electric switches shall be mounted 48" above finished floor.
8. Electric switches shall be provided in all bedrooms.
9. All electric switches shall be provided in all bedrooms.
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22. All electric switches shall be provided in all bedrooms.
23. All electric switches shall be provided in all bedrooms.
24. All electric switches shall be provided in all bedrooms.



**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



**ELECT. PLANS & NOTES**  
New Addition to:  
The Residence at  
302 W. St. Charles Road  
Lombard, Illinois 60148



I hereby certify that these plans were prepared under my supervision and to the best of my knowledge they comply with all applicable codes and regulations and all other applicable codes and ordinances.

Expires: 11/30/24



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REVISIONS: BY

Sheet  
**E1.0**  
OF 1 Sheet(s)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A VARIATION  
FROM TITLE XV, CHAPTER 155, SECTION 155.409(F)(1)(b)  
OF THE LOMBARD VILLAGE CODE TO REDUCE  
THE REQUIRED CORNER SIDE YARD SETBACK  
FOR A PROPERTY LOCATED WITHIN THE  
R4 LIMITED GENERAL RESIDENCE DISTRICT**

**(ZBA 23-04: 302 W. St Charles Road)**

WHEREAS, the President and Board of Trustees (the “Village Board”) of the Village of Lombard (the “Village”) have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Lombard Village Code (the “Village Code”); and,

WHEREAS, the property, as described in Section 3 below (the “Subject Property”), is zoned R4 Limited General Residence Zoning District; and,

WHEREAS, an application has been filed with the Village requesting approval of a variation from Section 155.409(F)(1)(b) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20’) to eight and four tenths feet (8.4’), for the subject property located within the R4 Limited General Residence Zoning District, and;

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on March 22, 2023, pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings to the Village Board with a recommendation of approval for the requested variation; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That variations are hereby granted from the provisions of Section 155.409(F)(1)(b) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20’) to eight and four tenths feet (8.4’) for the subject property located within the R4 Limited General Residence Zoning District.

**SECTION 2:** This ordinance shall be granted subject to compliance with the following conditions:

1. The addition shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report;
2. The petitioner shall receive an approved building permit for the proposed addition;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. This approval shall be subject to the construction commencement time provisions as set forth within Sections 155.103(C)(10);
5. In the event that the building or structure on the subject property is damaged or destroyed, by any means, to the extent of more than 50 percent of the fair market value of such building or structure immediately prior to such damage, such building or structure shall not be restored unless such building or structure shall thereafter conform to all regulations of the zoning district in which such building or structure and use are located.

**SECTION 3:** This Ordinance is limited and restricted to the property located at 302 W. St. Charles Road, Lombard, Illinois, and legally described as follows:

LOT 4 (EXCEPT THE NORTH 50 FEET THEREOF) AND ALSO EXCEPT THE SOUTHEASTERLY PORTION OF THE SUBJECT LAND DEDICATED TO THE VILLAGE OF LOMBARD FOR ROADWAY PER DOCUMENT NO. R98-51562, IN ORCHARD SUBDIVISION, BEING A RESUBDIVISION OF OUT LOT 5 OF TOWN OF LOMBARD IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ORCHARD SUBDIVISION RECORDED JANUARY 24, 1917 AS DOCUMENT 127948, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-07-202-042

**SECTION 4:** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Ordinance No. \_\_\_\_\_

Re: ZBA 23-04

Page 3

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk