

PUBLICATION OF:

ORDINANCE NO. 14-135

**AN ORDINANCE GRANTING A REAR YARD AND SIDE YARD VARIATION – PRINCIPAL
STRUCTURE (ROOM AND GARAGE ADDITION), LOT SIZE VARIATION FOR THE
PROPERTY LOCATED AT
312 WICKHAM DRIVE
CASE NO. P1410-03**

ADOPTED: DECEMBER 9, 2014

**PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION
OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG
ON DECEMBER 10, 2014**

ORDINANCE NO. 14-135

**AN ORDINANCE GRANTING A REAR YARD VARIATION AND SIDE YARD VARIATION –
PRINCIPAL STRUCTURE (ROOM AND GARAGE ADDITION), LOT SIZE VARIATION FOR THE
PROPERTY LOCATED AT 312 WICKHAM DRIVE
CASE NO. P1410-03**

WHEREAS, the Plan Commission of the Village of Schaumburg conducted a public hearing on Tuesday, November 18, 2014 to consider a request for a Rear Yard Variation and Side Yard Variation – Principal Structure (Room and Garage Addition), Lot Size Variation, Case No. P1410-03; and

WHEREAS, the Plan Commission has recommended approval of said Rear Yard Variation and Side Yard Variation – Principal Structure (Room and Garage Addition), Lot Size Variation; and

WHEREAS, the President and Village Board of Trustees of the Village of Schaumburg have determined that the strict application of the Zoning Ordinance to said premises will result in practical difficulty and particular hardship to the owner, and that granting of said Rear Yard Variation and Side Yard Variation – Principal Structure (Room and Garage Addition), Lot Size Variation will not alter the essential character of the locality;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That said Rear Yard Variation and Side Yard Variation – Principal Structure (Room and Garage Addition), Lot Size Variation to reduce the Rear Yard Setback from 30 feet to 27.62 feet in accordance with Title 15, Chapter 154, Section 154.160 (D)(6)(c)(1), to reduce the Side Yard Setback from 8 feet to 4.09 feet in accordance with Title 15, Chapter 154, Section 154.160 (D)(6)(b)(1), and to reduce the Lot Size from 10,000 square feet to 9,120 square feet in accordance with Title 15, Chapter 154, Section 154.160 (D)(1) of the Zoning Ordinance, be and it is hereby granted on the property legally described as:

LOT 611 IN STRATHMORE SCHAUMBURG UNIT 7, BEING A SUBDIVISION OF PART OF
SECTIONS 16, 17 AND 20, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1971
AS DOCUMENT 21469627, IN COOK COUNTY, ILLINOIS.

which property is located at 312 Wickham Drive.

SECTION TWO: That said Rear Yard Variation and Side Yard Variation – Principal Structure (Room and Garage Addition), Lot Size Variation, be and it is hereby granted, subject to compliance with the following conditions:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village Board, commission or official shall become null and void if no building permit is issued within the one (1) year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one (1) year upon the written request of the owner of the subject property or his authorized agent.
2. Upon approval of the variation request, the petitioner shall obtain all necessary building permits for the construction of the room addition.
3. Natural drainage shall not be blocked or directed onto neighboring properties.

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4. The proposed addition shall be compatible with the design of the existing house as determined by the Director of Community Development.
5. Prior to the issuance of a Certificate of Occupancy for the room addition, the shed will be relocated to be in compliance with Village Code.
6. The following plans shall be adopted as part of the governing ordinance:
 - a. Plat of Survey, updated by MPR Design, Inc, dated October 28, 2014, and received by the Community Development Department on October 28, 2014.
 - b. Front Porch Elevation A Options, prepared by mpr design, dated October 22, 2014, and received by the Community Development Department on October 28, 2014.
 - c. Elevation B Views, prepared by mpr design, dated October 22, 2014, and received by the Community Development Department on October 28, 2014.
 - d. Floor Plan P, prepared by mpr design, dated October 22, 2014, and received by the Community Development Department on October 28, 2014.

SECTION THREE: The Director of Community Development of the Village of Schaumburg is hereby directed to issue the necessary permits upon proper application to effectuate the provisions of this ordinance.

SECTION FOUR: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form and posting in the manner provided by law.

AYES: (6) Trustee: Kozak, Connelly, Sullivan, Dunham, Madej, Dailly

NAYS: (0) None

ABSENT: (0) None

ADOPTED this _____ 9th _____ day of _____ December, 2014.



Village President

ATTEST:


Village Clerk

APPROVED AS TO FORM:


Assistant Village Attorney